

MEMORANDUM

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MEETING 6/23/94

JUNE 23, 1994

TO: BOSTON REDEVELOPMENT AUTHORITY AND
MARISA LAGO, DIRECTOR

FROM: LINDA MONGELLI HAAR, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
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SUBJECT: WEST ROXBURY NEIGHBORHOOD DISTRICT ZONING

SUMMARY: Pursuant to Article 27K, the West Roxbury Interim Planning Overlay District, permanent zoning proposals for the West Roxbury Neighborhood District are presented for public hearing and approval. The overall goals of the West Roxbury Interim Planning Overlay District include: preserving and enhancing the low density residential character of the West Roxbury neighborhood; promoting residential development that is affordable to all segments of the community while maintaining the present low density residential character of the neighborhood; promoting land uses that provide jobs for the city's residents; preserving, enhancing, and creating open space; encouraging a strong business community consistent with the character of the neighborhood; and preserving and enhancing the visual character of West Roxbury. Since the West Roxbury Neighborhood Council Zoning Committee was formed, an extensive public participation process has taken place, and staff requests that the Boston Redevelopment Authority hear and adopt the proposed permanent zoning for the West Roxbury Neighborhood District.

OVERVIEW

The West Roxbury Neighborhood rezoning was initiated in 1987 with the formation of the Zoning Subcommittee of the West Roxbury Neighborhood Council. Since that time, an extensive planning process has been undertaken, with the Zoning Advisory Committee and Council holding more than 80 open public meetings to discuss and address a variety of issues facing the West Roxbury community, including housing, commercial growth and stabilization, transportation and open space systems, and

neighborhood design. The proposed West Roxbury Neighborhood District zoning (Article 56) is the result of this long-range planning effort.

The proposed West Roxbury Neighborhood District zoning codifies the community's aspirations for the neighborhood, as those aspirations have been expressed through community meetings of the West Roxbury Planning and Zoning Advisory Committee (PZAC), the West Roxbury Neighborhood Council, and West Roxbury's civic associations, business and trade groups, and residents. This proposed permanent zoning was developed in connection with the West Roxbury IPOD (Interim Planning Overlay District). When approved by the Boston Redevelopment Authority and adopted by the City's Zoning Commission, the new zoning will become part of the Zoning Code for the City.

The West Roxbury IPOD defined goals for the West Roxbury neighborhood and established temporary zoning to protect the community from inappropriate uses, permitted by the underlying zoning, while new permanent zoning was being established. Since the West Roxbury IPOD was created, a comprehensive planning analysis has been developed for each of the subdistricts. The proposed permanent zoning articulates the land use regulations for the community, based on these analyses and the goals expressed in the community process. The primary objective of these controls is to enhance and protect the quality of life in West Roxbury.

The West Roxbury Neighborhood District zoning has been designed to reflect the existing built environment of West Roxbury in order to protect and enhance the special qualities of the neighborhood's diverse residential, open space, commercial, industrial and institutional areas. For this purpose, the proposed zoning establishes a variety of zoning subdistricts within the West Roxbury Neighborhood District. Each subdistrict reflects the pattern of uses, lot sizes and building dimensions currently existing in its area. The proposed zoning also includes requirements relating to landscaping, signage and special project review procedures to enhance and protect the land use goals reflected in the proposed zoning.

I. COMPREHENSIVE PLANNING GOALS AND ZONING SUMMARY

The West Roxbury Neighborhood District zoning plan implements community goals to facilitate the development of a vibrant community in which to live, work and enjoy open space and recreational amenities. The plan envisions West Roxbury as a low-density neighborhood within the City, including an attractive residential community with parks and other open space attractions supported by appropriately-sited areas for commercial, industrial and institutional development, and an integrated parkway system. Specific goals have been developed to guide the development of the zoning plan, which include the following:

1. Preserve and protect the quality of life in the neighborhood
2. Protect existing low-density residential character

3. Enhance neighborhood business districts
4. Develop design guidelines for business districts
5. Promote standards for manufacturing uses
6. Minimize traffic and parking congestion
7. Preserve architecturally and historically significant buildings
8. Preserve and maintain open space

II. SUBDISTRICTS

A. Residential Subdistricts (1F, 2F, MFR)

To protect the low-density character of the West Roxbury residential neighborhoods, three (3) types of residential subdistricts are proposed.

The three types of residential subdistricts are based on the maximum number of dwelling units per building allowed as of right (1-family, 2-family, and multifamily). There are several varieties of each of these subdistricts, based on the minimum lot size.

1. One-Family (1F)

- o 1F-6,000

Minimum lot size is 6,000 square feet for one dwelling unit. The maximum allowed FAR is 0.4.

- o 1F-8,000

Minimum lot size is 8,000 square feet for one dwelling unit. The maximum allowed FAR is 0.3.

2. Two-Family (2F)

- o 2F-6,000

Minimum lot size is 3,000 square feet for one unit, 6,000 square feet for two units. The maximum allowed FAR is 0.8.

3. Multifamily (MFR)

The maximum allowed FAR is 1.0 in an MFR subdistrict.

The minimum lot sizes are as follows:

- o 1 or 2 family detached dwelling or semi-attached dwelling: The minimum lot size is 3,000 sq. ft. for the first building of 1 or 2 units. An additional 3,000 sq. ft. is required for each additional building of this type. (For example, if a lot has two buildings of 1 or 2 units each, the minimum lot size is 6,000 sq. ft.)
- o All other dwellings and uses: The minimum lot size is 4,000 sq. ft. for the first 3 residential units. An additional 1,000 sq. ft. is required for each additional unit. (For example, if a lot has one building with 4 units, the minimum lot size is 5,000 sq. ft.)

B. Conservation Protection Subdistricts (CPS)

These subdistricts include land designated as "urban wild." To protect the special natural features of these sites, site plan review is required for any project that adds more than 5,000 square feet of gross floor area or impervious surface or that involves the addition, removal or relocation of more than 100 cubic yards of earth. The seven Conservation Protection Subdistricts (CPS) in West Roxbury are:

1. Bakalar/Allandale Woods Conservation Protection Subdistrict
2. Hancock Swamp Conservation Protection Subdistrict
3. Hancock Woods Conservation Protection Subdistrict
4. La Grange Street Conservation Protection Subdistrict
5. Roxbury Latin School Conservation Protection Subdistrict
6. Souther (Allandale Woods) Conservation Protection Subdistrict
7. West Roxbury Quarry Conservation Protection Subdistrict

Planned Development Areas (PDAs) are allowed in CPSs, provided that they meet the PDA requirements specified in this Article.

C. Open Space Subdistricts (OS)

Open Space Subdistricts are established to preserve and enhance the quality of life for residents of West Roxbury and the City by protecting open space resources. Twenty-four sites have been designated as Open Space Subdistricts. They include publicly-owned lands and privately-owned lands designated with the owners' consent.

Open Space Subdistricts are designated for specific open space uses, such as parks, cemeteries, recreational areas and urban wilds. The Open Space Subdistricts designated in the West Roxbury Neighborhood District are as follows:

Charles River Embankment
Baker Street Cemeteries
Centre Street Cemeteries
Grove Street Cemeteries
Westerly Cemetery
Bellevue Hill
Duffie Square
Dump Shoreline
Piemonte Park
Pulpit Rock
Sawmill Brook (Brook Farm)
Stony Brook Reservation

VFW Parkway
West Roxbury Parkway
Beethoven School Play Area
Billings Field
Brucewood Street
Draper Playground
Hynes Playground
Praught Little League Field
Brandagee
Dragon Rock
Hancock Swamp
Spring Street Marsh

D. Neighborhood Business Subdistricts

There are two types of Neighborhood Business Subdistricts, the purposes of which are to foster a wide range of opportunities for enhancing and consolidating neighborhood business and the local economy.

1. Neighborhood Shopping (NS)

These allow the types of retail and services uses that serve the immediate and larger neighborhood. The Neighborhood Shopping Subdistricts are:

1. Baker Street NS Subdistrict
2. Centre Street NS Subdistrict
3. Centre Street/Weld Street NS Subdistrict
4. Chestnut Village NS Subdistrict
5. Spring Street NS Subdistrict
6. Washington Street NS Subdistrict

2. Community Commercial (CC)

These allow for a diversified commercial environment serving larger market areas. The Community Commercial Subdistricts are:

1. Gardner Street CC Subdistrict
2. Route 1 CC Subdistrict

E. Local Industrial Subdistricts (LI)

These subdistricts are intended to encourage the preservation of the existing manufacturing and industrial base in a manner that is sensitive to and preserves the quality of life of surrounding neighborhoods. Appropriate screening, buffering

and performance standards are required to protect adjacent residential areas. The Local Industrial Subdistricts are:

1. Charles River LI Subdistrict
2. Route 1 LI Subdistrict

F. Community Facilities Subdistricts (CF)

These allow community-based facilities that provide educational, health and cultural services to the community. The Community Facilities Subdistricts are:

1. Catholic Memorial High School CF Subdistrict
2. West Roxbury High School CF Subdistrict

G. Neighborhood Institutional Subdistricts (NI)

These allow institutional projects (hospitals and colleges) up to 50,000 sq. ft. as of right. Larger institutional projects (50,000 or more sq. ft.) are conditional. There is one Neighborhood Institutional Subdistrict: the Veterans Administration Hospital NI Subdistrict.

III. OVERLAY DISTRICTS

Overlay districts alter certain provisions of the underlying zoning subdistricts for areas with special characteristics.

A. Greenbelt Protection Overlay Districts (GPOD)

These require a conditional use permit (with site plan review) for projects within a certain distance of roads that have been designated as "Greenbelt Roadways" because of their scenic qualities. Four roadways are designated as GPODs in West Roxbury: Veterans of Foreign Wars Parkway, West Roxbury Parkway, Enneking Parkway and Turtle Pond Parkway.

B. Neighborhood Design Overlay Districts (NDOD)

These cover areas that have significant concentrations of architecturally notable buildings. They require design review for certain projects. There is one NDOD in West Roxbury: the Corey Street Neighborhood Design Overlay District.

C. Planned Development Areas (PDA)

These allow for exceptions to the underlying zoning requirements in areas of at least one acre, where a proposed project would benefit the neighborhood but cannot be accommodated by the underlying zoning. The project must be

described in detail in a plan for the site (the PDA Plan) and must offer certain community benefits. The PDA designation and PDA Plan requires Zoning Commission approval, which requires a public hearing. PDAs are allowed only in Conservation Protection Subdistricts.

IV. PROJECT REVIEW

The proposed zoning includes requirements for Development Review (Article 31), which is a comprehensive public review of the impacts of a large project, and Design Review, which involves a more limited BRA review for smaller projects.

A. Development Review (Article 31)

Large projects (all projects of more than 50,000 sq. ft.) are subject to development review under Article 31 of the Zoning Code. Article 31 development review requires a public hearing. The review addresses five project components:

1. transportation
2. environmental protection
3. architectural design
4. historic resources
5. infrastructure systems

B. Design Review

Design review applies to certain smaller as-of-right projects. These include all projects of 20,000-50,000 sq. ft., all projects adding 15 or more dwelling units, and certain smaller projects in Neighborhood Design Overlay Districts.

If a project requires design review, the BRA has 30 days to review the design in relation to the design guidelines described in the zoning. Design review does not require a public hearing. The design guidelines address certain basic design concerns, such as vehicular access, location of parking areas, compatibility of the design with the massing and character of surrounding structures, and the use of windows, open space, site planning, and the like to encourage pedestrian activity. The guidelines are general in nature. They are not intended to alter the dimensional requirements of the zoning or to require particular architectural styles or building materials.

V. DESIGN, SCREENING, AND SIGNAGE

The proposed zoning includes a number of specific requirements concerning design, landscaping and signage. The regulations apply according to the size of the project and the type of subdistrict in which it is located.

A. Specific Design Requirements for Neighborhood Business Subdistricts

These are designed to make sidewalks and shop windows on commercial streets welcoming to pedestrian traffic. They involve two types of regulations: "street wall" regulations and display window regulations, which require that buildings on commercial streets be set close to the sidewalk and that most of the facade at street level be used for display windows. The requirements for street walls and display windows are specified in the zoning text and do not involve a review process.

1. Street Walls

A "Street Wall" is an exterior wall that faces a public street. The regulations require that Street Walls be built at the setback distance most common on the block where the building is located. This requirement, which is designed to promote a consistent setback distance within a block, is intended to create a sense of continuity so as to encourage pedestrian traffic in the business subdistricts.

2. Display Windows

To encourage pedestrian activity and enhance the pedestrian environment, the regulations require first-floor windows in exterior walls that face public streets. Sixty percent (60%) of this wall area must consist of transparent windows. Signs on these windows may not cover more than 30% of the window area, and the windows must either give pedestrians a view of the activities inside or have an area for displaying goods and services available on the premises or for displaying exhibits and announcements.

B. Screening and Buffering Requirements

The "screening and buffering" provisions require landscaping and fencing around non-residential buildings, around parking and loading areas, and around dumpsters where any of these abut Residential Subdistricts, Neighborhood Business Subdistricts, and public streets and parks. Materials and equipment stored outdoors also must be screened from any public street or public open space.

C. Sign Regulations

These set dimensional regulations for signs in various types of subdistricts.

1. Residential, Open Space, and Conservation Protection Subdistricts

Same as existing sign regulations for residential districts.

2. All Other Subdistricts

The specific changes from existing regulations for non-residential districts are as follows:

a. Signs parallel to building

- (1) Total area of all parallel signs: May not exceed the Sign Frontage x 2, or 45 sq. ft., whichever is less. (The "Sign Frontage" is the width of the storefront -- or the frontage of any separate use -- along a public street.)

This regulation does not apply to:

- signs on windows above the first floor
- free-standing signs
- directional signs
- public purpose signs (listed in Zoning Code Article 11, Section 11-1).

This regulation does apply to signs on awnings, canopies, marquees, and other building projections, as well as to signs attached directly to buildings.

(2) Sign dimensions:

- No sign may measure more than 30" from top to bottom.
- A 2-foot margin must be left between the edge of the sign and the edge of the building wall (or the edge of the Sign Frontage, if the storefront is in the middle of the building wall).
- The bottom edge of the sign should be at least 8' above grade.
- If the building wall includes a sign band, the size and location of the signs should fit that band.

b. Signs at right angles to building

The area of this type of sign may not exceed 4 sq. ft. on either face. (However, an additional 4 sq. ft. per face is allowed if the sign incorporates a public service message device that operates for at least 45 minutes per hour.)

c. Free-standing signs

- These are allowed as of right only for gasoline stations. They are conditional for all other uses.
- No more than one free-standing sign per lot.
- The area of a free-standing sign may not exceed 15 sq. ft. for one use, or 30 sq. ft. for two or more uses on a lot.
- The bottom of the sign may not be higher than 10' or lower than 8' above grade.
- The top of the sign may not be higher than 18' above grade.

d. Billboards

New billboards are forbidden. (Legally pre-existing billboards may continue as nonconforming uses.)

RECOMMENDATION

The BRA staff recommends that the Director be authorized to petition the Zoning Commission to adopt the proposed text and map amendments to the Boston Zoning Code establishing the West Roxbury Neighborhood District.

An appropriate vote follows:

VOTED: The Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission to adopt text and map amendments for proposed final zoning of the West Roxbury Neighborhood District in substantial accord with zoning text and map amendments submitted to the Boston Redevelopment Authority at its hearing of June 23, 1994.

Text Amendment Application No.
Boston Redevelopment Authority
West Roxbury Neighborhood
District

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956 as amended, as follows.

By inserting, after Article 55, the following article:

ARTICLE 56

WEST ROXBURY NEIGHBORHOOD DISTRICT

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SECTION 56-1. Statement of Purpose and Objectives. The purpose of this

Article is to establish the zoning regulations for the West Roxbury Neighborhood District as required by the provisions of the West Roxbury Interim Planning Overlay District, Article 27K of this Code. The objectives of this Article are to provide adequate density controls that protect established residential areas and direct growth to areas where it can be accommodated; to retain and develop affordable housing compatible with adjacent areas, particularly for elderly residents; to promote the viable neighborhood economy; to preserve, maintain and create open space; to protect the environment and improve the quality of life; to promote the most appropriate use of land; and to promote the public safety, health, and welfare of the people of Boston.

SECTION 56-2. Physical Boundaries. The provisions of this Article are

applicable only in the West Roxbury Neighborhood District. The boundaries of the West Roxbury Neighborhood District and its subdistricts are as shown on the maps numbered 11A, 11B, and 11C and entitled "West Roxbury Neighborhood District" (replacing "Map 11 West Roxbury"), all of the series of maps entitled "Zoning Districts City of Boston," as amended.

SECTION 56-3. Applicability. This Article together with the rest of this Code

constitutes the zoning regulation for the West Roxbury Neighborhood District and applies as specified in Section 4-1 regarding the conformity of buildings and land to this Code. Zoning relief in the form of exceptions from the provisions of this Article pursuant to Article 6A, is not available except to the extent expressly provided in this

Article or Article 6A. Application of the provisions of Article 27K to the West Roxbury Neighborhood District is rescinded, and the West Roxbury Interim Planning Overlay District is extinguished on the effective date of this Article, except as provided below.

Where conflicts exist between the provisions of this Article and the remainder of the Code, the provisions of this Article shall govern. Except where specifically indicated in this Article, the provisions of this Article supersede Section 8-7 and Articles 13 through 24 of this Code for the West Roxbury Neighborhood District. A Proposed Project shall be exempt from the provisions of this Article, and shall be governed by the rest of this Code, if application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this Article, and (1) no Zoning Relief is required, or (2) any required Zoning Relief thereafter is granted by the Board of Appeal; provided that construction work under such building permit, or occupancy under such occupancy permit, as the case may be, is commenced within six (6) months of the date of such permit and proceeds in good faith continuously so far as is reasonably practicable under the circumstances.

SECTION 56-4. Prohibition of Planned Development Areas. Within the West Roxbury Neighborhood District, no Planned Development Area shall be permitted, except as expressly provided for in Section 56-28.

SECTION 56-5. Community Participation. This Article has been developed with the extensive participation of the West Roxbury Neighborhood Council, civic

associations, business groups, and residents. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue that role, the West Roxbury Neighborhood Council, or its successor organization, and the West Roxbury civic associations, residents, business and trade groups shall continue to play an ongoing role in advising the City on land use planning for West Roxbury.

The following Residential Subdistricts are established:

1. One-Family Residential Subdistricts. The One-Family Residential ("1F") Subdistricts are established to preserve, maintain and promote low density one-family neighborhoods, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 1F Subdistrict, the maximum number of Dwelling Units allowed in a single building shall be one (1).
2. Two-Family Residential Subdistricts. The Two-Family Residential ("2F") Subdistricts are established to preserve, maintain and promote two-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 2F Subdistrict, the maximum number of Dwelling Units allowed in a single building shall be two (2).

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REGULATIONS APPLICABLE IN RESIDENTIAL SUBDISTRICTS

SECTION 56-6. **Establishment of Residential Subdistricts.** This

Section 56-6 establishes Residential Subdistricts within the West Roxbury Neighborhood District. The purpose of the Residential Subdistricts is to maintain, enhance, and promote the character of the residential neighborhoods in terms of density, housing type, and design; to provide for low- and medium-density multifamily housing appropriate to the existing built environment; and to encourage appropriate development which enhances the Residential Subdistricts while preventing overdevelopment.

The following Residential Subdistricts are established:

1. One-Family ("1F") Residential Subdistricts. The One-Family Residential ("1F") Subdistricts are established to preserve, maintain and promote low density one-family neighborhoods, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 1F Subdistrict, the maximum number of Dwelling Units allowed in a single Building shall be one (1).
2. Two-Family Residential ("2F") Subdistricts. The Two-Family Residential ("2F") Subdistricts are established to preserve, maintain and promote two-family neighborhoods, to preserve existing structures, to provide for new infill construction appropriate to the existing fabric, and to allow minor changes to occur as-of-right. In a 2F Subdistrict, the maximum number of Dwelling Units allowed in a single Building shall be two (2).

3. Multifamily Residential ("MFR") Subdistricts. The Multifamily Residential ("MFR") Subdistricts are established to encourage low to medium density multifamily areas with a variety of allowed housing types, including one-, two- and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings.

SECTION 56-7. Use Regulations Applicable in Residential Subdistricts.

1. Within the Residential Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table A of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table A is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden in the Residential Subdistricts.
2. Basement Units: Notwithstanding any contrary provision of this Article or Code, Dwelling Units in a Basement are forbidden in the West Roxbury Neighborhood District.

SECTION 56-8. **Dimensional Regulations Applicable in Residential**

Subdistricts.

1. Lot Area, Lot Width, Lot Frontage, Usable Open Space, Yard, Building Height and FAR Requirements. The minimum Lot Area, Lot Width, Lot Frontage, Usable Open Space per Dwelling Unit, Front Yard, Side Yard, and Rear Yard required for any Lot in a Residential Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table D of this Article.
2. Lot Frontage. Within the One-Family Residential ("1F") Subdistricts and Two-Family Residential ("2F") Subdistricts, every Lot shall have a minimum frontage on a Street not less than the minimum Lot Width specified in Table D of this Article for such Lot, and, in addition, each Detached Dwelling, Semi-Attached Dwelling, Row House Building, and Town House Building on a Lot shall have a minimum frontage on a Street not less than such minimum Lot Width.
3. Location of Parking. Accessory off-street parking in the Residential Subdistricts shall not be located in any part of the Front Yards required by this Article, as set forth in Table D.
4. Location of Main Entrance. Within the Residential Subdistricts, the main entrance of a Dwelling shall face the Front Lot Line.

REGULATIONS APPLICABLE IN CONSERVATION PROTECTION SUBDISTRICTS

SECTION 56-9. Establishment of Conservation Protection Subdistricts.

This Section 56-9 establishes Conservation Protection ("CP") Subdistricts in the West Roxbury Neighborhood District. The Conservation Protection Subdistricts are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of West Roxbury.

The following Conservation Protection Subdistricts are established:

1. Bakalar/Allandale Woods Conservation Protection Subdistrict
2. Hancock Swamp Conservation Protection Subdistrict
3. Hancock Woods Conservation Protection Subdistrict
4. La Grange Street Conservation Protection Subdistrict
5. Roxbury Latin School Conservation Protection Subdistrict
6. Souther (Allandale Woods) Conservation Protection Subdistrict
7. West Roxbury Quarry Conservation Protection Subdistrict

SECTION 56-10. Use Regulations Applicable in Conservation Protection

Subdistricts. Within the Conservation Protection Subdistricts, no land or Structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table A of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table A is subject to the provisions of Article 6. Any use identified as "F" (forbidden)

in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden in the Conservation Protection Subdistricts.

SECTION 56-11. Dimensional Regulations Applicable in Conservation

Protection Subdistricts. The minimum Lot Area, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space for any Lot in a Conservation Protection Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table E of this Article.

SECTION 56-12. Site Plan Review and Approval Regulations. In order to

assure that any significant new development within a Conservation Protection Subdistrict occurs in a manner that is protective of its special natural and scenic features in accordance with a plan considering the most desirable land uses for such area, the following site plan approval regulations apply. The Commissioner of the Department of Inspectional Services shall not issue a building permit for any Proposed Project that is subject to the provisions of this Section 56-12, unless the Director of the Boston Redevelopment Authority has issued a certificate of compliance with this Section 56-12.

1. Applicability of Site Plan Review Requirements. The site plan review requirements of this Section 56-12 shall apply to any Proposed Project within a Conservation Protection Subdistrict, unless such Proposed Project, together with Previous Projects, as hereinafter defined, does not, within such Conservation Protection Subdistrict, add more than five

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES ONLY

thousand (5,000) square feet of gross floor area or add more than five thousand (5,000) square feet of impervious surface, or involve regrading or recontouring of land with the addition, removal, or relocation of one hundred (100) or more cubic yards of earth. For the purposes of this Section 56-12, "Previous Project" means any project of the Applicant, or any predecessor in interest of the Applicant, within the same Conservation Protection Subdistrict, that has been substantially completed within the three (3)-year period ending on the date of submission of the building permit application for such Proposed Project, or which, as of such date, was under construction or was the subject of a pending building permit application.

2. Procedure for Approval of Proposed Project. Each application for a permit for a Proposed Project subject to the provisions of this Section 56-12 shall include a Site Plan Review Application, containing the information required by Section 56-12.4, and shall be filed in triplicate with the Inspectional Services Department, which shall retain one copy for its files and transmit the other copies as follows: one to the Boston Redevelopment Authority and the other to the Boston Environment Department. The Boston Environment Department may, within forty-five (45) days after the date of such transmittal, file with the Boston Redevelopment Authority a report with recommendations, together with additional material, maps, or plans to aid the Boston Redevelopment

Authority in determining consistency with the standards for approval set forth in Section 56-12.5. The Boston Redevelopment Authority shall not notify the Inspectional Services Department of its findings on the application for a Proposed Project until such report with recommendations has been received and considered, provided that if no such report is received within said forty-five (45) days, the Boston Redevelopment Authority may certify to the Inspectional Services Department its findings without such report. The Boston Redevelopment Authority may find that the Proposed Project is consistent with the standards set forth in Section 56-12.5 or is not consistent with such standards; provided that if no such findings are transmitted to the Inspectional Services Department within sixty (60) days after the receipt by the Boston Redevelopment Authority of the application for a Proposed Project, the Proposed Project shall be deemed to be consistent with the standards set forth in Section 56-12.5 without need for further action. Any Applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section 56-12 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

3. Relationship to Article 31. When a Proposed Project is subject to the provisions of this Section 56-12 and also is subject to the provisions of Article 31, the site plan review required by this Section 56-12 may, at the

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election of the Applicant, be conducted as part of the development review required by Article 31. In such case, the Project Notification Form submitted to the Boston Redevelopment Authority pursuant to Section 31-5.1 shall include a summary of each of the elements of the Site Plan Evaluation, as described in Section 56-12.4 below. The required scope of the Site Plan Review Application shall be addressed in the Scoping Determination issued pursuant to Section 31-5.2, and site plan review shall occur in the context of Article 31 as though the substantive submission and review requirements of this Section 56-12 were set forth as one of the development review components described in Section 31-5.2. The timing and procedure for review shall be as set forth in Article 31, rather than as set forth in Section 56-12.2, except that the Boston Redevelopment Authority shall transmit a copy of each development review submission received for such Proposed Project to the Boston Environment Department and consider all comments received within the comment periods required by Section 56-12.2. An Adequacy Determination for such Proposed Project pursuant to Section 31-5.6 shall not be issued unless the review standards of Section 56-12.5 have been satisfied.

4. Content of Site Plan Review Application. A Site Plan Review Application shall consist of the following:

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- (a) A survey map prepared by a registered surveyor showing topography at two-foot intervals, the location, caliper and species of individual trees of 6-inch caliper or more, the location of other significant natural features on the site, including water courses, water bodies, wetlands, unusual gradients and geologic formations, plant communities and wildlife habitats. Such survey plan also shall show existing structures, parking areas, driveways and other paved surfaces, and utility lines.
- (b) Photographs showing the location and condition of significant natural features.
- (c) A proposed site plan showing the Proposed Project and the anticipated location of other planned projects of the Applicant within the Conservation Protection Subdistrict, together with planned grading and landscaping, streets, sidewalks, utilities, and other planned features of the site. Such site plan also shall show the extent to which significant natural features of the site will be preserved and protected.
- (d) A drainage plan and soil report prepared by a registered engineer, when necessary to assess the drainage impacts of the proposed site plan on significant natural features.

- (e) A proposed maintenance program for the significant natural features of the site, including a statement of whose responsibility it will be for the performance of the maintenance program.
- (f) Any other information relating to the site plan of the Proposed Project and the preservation and protection of its significant natural features as requested by the Boston Redevelopment Authority.

The Boston Redevelopment Authority may waive one or more requirements set forth in paragraphs (a) through (f) of this Section 56-12.4 upon the written request of the Applicant if the Boston Redevelopment Authority determines that such requirements are unnecessary for evaluation purposes.

5. Standards for Site Plan Approval. This Section 56-12.5 establishes standards to be applied in the review of a site plan for a Proposed Project that is subject to the provisions of this Section 56-12.

- (a) The Proposed Project should result in the minimum practicable interference with significant natural features within the Conservation Protection Subdistrict consistent with development permitted by the applicable use and dimensional controls. To the extent thus consistent,

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- (i) elements of the Proposed Project should be sited away from the most significant natural features of the site; and
- (ii) where it is necessary to disturb or reduce in area a significant wildlife habitat or plant community, reasonable restorative measures, or the replacement of such features elsewhere on the site, should be evaluated and undertaken if economically practicable. The preservation of existing vegetation is encouraged.
- (b) Clustering of buildings and appropriate siting measures are encouraged to allow for the creation of larger contiguous open space areas, the preservation of significant natural features, and the arrangement of landscaping and structures on the site in a manner that is sensitive to the surrounding residential areas.
- (c) For a steep slope, special consideration should be given to the preservation of scenic quality and to the prevention of hillside erosion and excessive runoff. Particular care should be taken where the steep slope area is part of the watershed of a creek, stream, brook, lake, pond, or wetland. Existing vegetation in steep areas should not be removed, destroyed, or damaged except pursuant to approved development and grading plans. An

objective of such plans shall be to preserve the natural terrain and vegetation to the extent practicable by fitting street layouts and building designs to the natural terrain, and minimizing alterations of the natural grade.

- (d) Adequate provision should be made for proper management and maintenance of significant natural features and their immediate surroundings.
- (e) Site plan review shall take full account of reasonably foreseeable future development within the Conservation Protection Subdistrict. To discourage the improper segmentation of Proposed Projects, a criterion for the review of a site plan shall be its consistency with any previously approved site plan of the Applicant, or any predecessor in interest of the Applicant, within the same Conservation Protection Subdistrict.

REGULATIONS APPLICABLE IN OPEN SPACE DISTRICTS AND SUBDISTRICTS

SECTION 56-13. Establishment of Open Space Districts and Subdistricts.

This Section 56-13 establishes Open Space ("OS") Districts and Subdistricts in the West Roxbury Neighborhood District. The purpose of the Open Space Districts and Subdistricts is to enhance the quality of life for West Roxbury's residents by protecting open space resources. Any Lot within any Open Space District or Subdistrict is subject to the applicable provisions of this Code, including without limitation Article 33 (Open Space Subdistricts). The Open Space Districts and Subdistricts designated in the West Roxbury Neighborhood District are listed in Table 1 of this Section 56-13 and are of the following types:

1. Cemetery Open Space (OS-CM) Subdistrict Cemetery Open Space Subdistricts are designated for interment uses, and are subject to provisions of Section 33-14.
2. Community Garden Open Space (OS-G) Subdistrict. Community Garden Subdistricts consist of land appropriate for the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. Such land may include Vacant Public Land. Community Garden Open Space Subdistricts are subject to the provisions of Section 33-8.

3. Parkland Open Space (OS-P) Subdistrict. Parkland Open Space Subdistricts shall consist of land appropriate for passive recreational uses, including walkways, picnic areas, and sitting areas. Such land may include Vacant Public Land. Parkland Open Space Subdistricts are subject to the provisions of Section 33-9.
4. Recreation Open Space (OS-RC) Subdistrict. Recreation Open Space Subdistricts shall consist of land appropriate for active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof. Recreation Open Space Subdistricts are subject to the provisions of Section 33-10.
5. Urban Wild Open Space (OS-UW) Subdistrict. Urban Wild Open Space Subdistricts shall consist of land not in the City's park system that includes such features as undeveloped hills, rock outcroppings, quarries, woodlands, meadows, scenic views, inland waters, freshwater wetlands, flood plains, wildlife habitat, or any estuary, creek, river, stream, pond, or lake, or any land under said waters. Urban Wild Open Space Subdistricts are subject to the provisions of Section 33-12.

TABLE 1

**Open Space Districts and Subdistricts
in the West Roxbury Neighborhood District**

<u>Designation</u>	<u>Location/Name</u>
Open Space District	Charles River Embankment

Open Space Subdistricts:

Cemetery	Baker Street Cemeteries Centre Street Cemeteries Grove Street Cemeteries Westerly Cemetery
Parkland	Bellevue Hill Duffie Square Dump Shoreline Piemonte Park Pulpit Rock Sawmill Brook (Brook Farm) Stony Brook Reservation VFW Parkway West Roxbury Parkway
Recreation	Beethoven School Play Area Billings Field Brucewood Street Draper Playground Hynes Playground Praught Little League Field
Urban Wild	Brandagee Dragon Rock Hancock Swamp Spring Street Marsh

REGULATIONS APPLICABLE IN NEIGHBORHOOD BUSINESS
SUBDISTRICTS

SECTION 56-14. Establishment of Neighborhood Business Subdistricts.

This Section 56-14 establishes Neighborhood Business Subdistricts within the West Roxbury Neighborhood District. There are two types of Neighborhood Business Subdistricts: Neighborhood Shopping ("NS") Subdistricts, providing convenience goods and services to the larger neighborhood; and Community Commercial ("CC") Subdistricts, providing a diversified commercial environment serving larger markets. Both types of Neighborhood Business Subdistricts encourage the development of neighborhood businesses that provide essential goods and services as well as jobs and entrepreneurial opportunities for the West Roxbury community.

The following Neighborhood Business Subdistricts are established:

1. Baker Street Neighborhood Shopping (NS) Subdistrict
2. Centre Street Neighborhood Shopping (NS) Subdistrict
3. Centre Street/Weld Street Neighborhood Shopping (NS) Subdistrict
4. Chestnut Village Neighborhood Shopping (NS) Subdistrict
5. Spring Street Neighborhood Shopping (NS) Subdistrict
6. Washington Street Neighborhood Shopping (NS) Subdistrict
7. Gardner Street Community Commercial (CC) Subdistrict
8. Route 1 Community Commercial (CC) Subdistrict

SECTION 56-15. Use Regulations Applicable in Neighborhood Business

Subdistricts. Within the Neighborhood Business Subdistricts, no land or structure shall be erected, used, or arranged or designed to be used, in whole or in part,

SECTION 56-15. Use Regulations Applicable in Neighborhood Business

Subdistricts. Within the Neighborhood Business Subdistricts, no land or structure shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in Table B of this Article as "A" (allowed) or as "C" (conditional). Any use identified as conditional in Table B is subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table B for the proposed location of such use is forbidden in such location. Any use not included in Table B is forbidden in the Neighborhood Business Subdistricts.

SECTION 56-16. Dimensional Regulations Applicable in Neighborhood

Business Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in a Neighborhood Business Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are set forth in Table F of this Article.

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ATIONS APPLICABLE IN LOCAL INDUSTRIAL SUBDISTRICTS

N 56-17. **Establishment of Local Industrial Subdistricts.** This
establishes Local Industrial ("LI") Subdistricts within the West Roxbury
District. The purpose of Local Industrial Subdistricts is to encourage
of the existing manufacturing and industrial base in a manner that is
preserves the quality of life of the surrounding neighborhoods, and to
development of new job opportunities within the West Roxbury
District.

ving Local Industrial Subdistrict is established:

Charles River Area Local Industrial (LI) Subdistrict

Local Industrial (LI) Subdistrict

56-18. **Use Regulations Applicable in Local Industrial**

Within the Local Industrial Subdistricts, no land or Structure shall be
arranged or designed to be used, in whole or in part, unless, for the
of such use, the use is identified in Table B of this Article as "A"
(conditional). Any use identified as conditional in Table B is
visions of Article 6. Any use identified as "F" (forbidden) in Table B
location of such use is forbidden in such location. Any use not
B is forbidden in the Local Industrial Subdistricts.

56-19. **Dimensional Regulations Applicable in Local Industrial**

a minimum Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard,

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Usable Open Space required for any Lot in a Local Industrial

the maximum allowed Floor Area Ratio and Building Height for such

in Table G of this Article.

The purpose of the Community Facilities Subdistrict is to encourage the development and expansion of important community facilities within the West Hartsburg District. The purpose of the Community Facilities Subdistrict is to encourage the development and expansion of important community facilities within the West Hartsburg District. The purpose of the Community Facilities Subdistrict is to encourage the development and expansion of important community facilities within the West Hartsburg District.

Community Facilities Subdistricts are established:

- West Hartsburg High School Community Facilities (CF) Subdistrict
- West Hartsburg High School Community Facilities (CF) Subdistrict

ON 55-21. Use Regulations Applicable in Community Facilities

Community Facilities Subdistricts. Any use or structure which is arranged or designed to be used, in whole or in part, unless for the purpose of such use, the use is identified in Table C of this Article as "A" or "C" (conditional). Any use identified as conditional in Table C is a violation of Article 5. Any use identified as "P" (prohibited) in Table C is a violation of Article 5. Any use identified as "P" (prohibited) in Table C is a violation of Article 5. Any use identified as "P" (prohibited) in Table C is a violation of Article 5.

ON 55-22. Dimensional Regulations Applicable in Community

Facilities Subdistricts. The minimum allowed lot area, lot width, lot depth,

REGULATIONS APPLICABLE IN COMMUNITY FACILITIES SUBDISTRICTS

SECTION 56-20. **Establishment of Community Facilities Subdistricts.** This

56-20 establishes Community Facilities ("CF") Subdistricts within the West
Roxbury Neighborhood District. The purpose of the Community Facilities Subdistricts
is to encourage the development and expansion of important community-based
facilities within the West Roxbury Neighborhood District that provide educational, health,
and social services to the community and are an important part of the fabric of the
West Roxbury community.

The following Community Facilities Subdistricts are established:

Catholic Memorial High School Community Facilities (CF) Subdistrict

West Roxbury High School Community Facilities (CF) Subdistrict

SECTION 56-21. **Use Regulations Applicable in Community Facilities**

56-21. Within a Community Facilities Subdistrict, no land or Structure shall be
used, or arranged or designed to be used, in whole or in part, unless, for the
location of such use, the use is identified in Table C of this Article as "A"
or as "C" (conditional). Any use identified as conditional in Table C is
subject to the provisions of Article 6. Any use identified as "F" (forbidden) in Table C
is forbidden in such location. Any use not
identified in Table C is forbidden in a Community Facilities Subdistrict.

SECTION 56-22. **Dimensional Regulations Applicable in Community**

Facilities Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage,

the Yard, Rear Yard, and Usable Open Space for any Lot in a
ilities Subdistrict, and the maximum allowed Building Height and Floor
such Lot, are set forth in Table H of this Article.

Neighborhood Institutional Subdistrict is established:

Minneapolis Hospital Neighborhood Institutional Subdistrict

24. Use Regulations Applicable in Neighborhood Institutional

the Neighborhood Institutional Subdistricts, no land or structure

ed, or arranged or designed to be used, in whole or in part,

posed location of such use, the use is identified in Table C of this

ed) or as "C" (conditional). Any use identified as conditional in

is the provisions of Article 6. Any use identified as "P" (permitted)

posed location of such use is identified in such location. Any

C is forbidden in the Neighborhood Institutional Subdistricts.

25. Dimensional Regulations Applicable in Neighborhood

istricts. The minimum Lot Size, Lot Width, Lot Frontage, Front

REGULATIONS APPLICABLE IN NEIGHBORHOOD
INSTITUTIONAL SUBDISTRICTS

6-23. Establishment of Neighborhood Institutional Subdistricts.

establishes Neighborhood Institutional ("NI") Subdistricts within the
Neighborhood District. The purpose of the Neighborhood Institutional
Subdistrict is to identify major Institutional uses within residential neighborhoods and
to provide a process that will allow small-scale Institutional projects to proceed as of
right, without the need for review of larger Institutional projects to ensure that such projects
are consistent with the character of the district that is sensitive to and preserves the quality of life of the
residential neighborhoods.

A Neighborhood Institutional Subdistrict is established:

at Administration Hospital Neighborhood Institutional Subdistrict

6-24. Use Regulations Applicable in Neighborhood Institutional

in the Neighborhood Institutional Subdistricts, no land or Structure
may be used, or arranged or designed to be used, in whole or in part,
at the proposed location of such use, the use is identified in Table C of this
Ordinance as "C" (conditional). Any use identified as conditional in
accordance with the provisions of Article 6. Any use identified as "F" (forbidden)
at the proposed location of such use is forbidden in such location. Any
use identified as "F" (forbidden) in Table C is forbidden in the Neighborhood Institutional Subdistricts.

6-25. Dimensional Regulations Applicable in Neighborhood

Subdistricts. The minimum Lot Size, Lot Width, Lot Frontage, Front

ar Yard, and Usable Open Space required for any Lot in a
tional Subdistrict, and the maximum allowed Floor Area Ratio and
uch Lot, are set forth in Table H of this Article. (GPOD) in the

Time District. The following Greenbelt Overlay Districts and their
the boundary lines shown on Maps 114, 115, and 116 are
are designated Greenbelt Protection Overlay Districts as

Foreign Wars Parkway GPOD

Liberty Parkway GPOD

Way GPOD

Way GPOD

CO is subject to the provisions of this Article applicable to
which it is located and to the provisions of Article 29 (General

27. Establishment of Neighborhood Design Overlay Districts.

Neighborhood Design Overlay Districts (NODD) as

conform with the West Hocking Neighborhood District. The

Overlay Districts are established to protect the existing

environment, character of the residential neighborhoods, and

buildings within the Neighborhood Design Overlay Districts.

Neighborhood Design Overlay Districts. Design review pursuant to

applicable to Proposed Projects described in Section 56-10.1. 44

ATIONS APPLICABLE IN OVERLAY DISTRICTS

3. Recognition of Greenbelt Protection Overlay Districts.

Establishes Greenbelt Protection Overlay Districts ("GPOD") in the
Neighborhood District. The following Greenbelt Roadways and their
boundaries shown on Maps 11A, 11B, and 11C and
are designated Greenbelt Protection Overlay Districts, as

of Foreign Wars Parkway GPOD

oxbury Parkway GPOD

ing Parkway GPOD

and Parkway GPOD

a GPOD is subject to the provisions of this Article applicable to
which it is located and to the provisions of Article 29 (Greenbelt
Districts).

-27. Establishment of Neighborhood Design Overlay Districts.

Establishes Neighborhood Design Overlay Districts ("NDOD") as
subdistricts within the West Roxbury Neighborhood District. The
Design Overlay Districts are established to protect the existing scale,
historic environment, character of the residential neighborhoods, and
historic buildings within the Neighborhood Design Overlay Districts.
Neighborhood Design Overlay Districts, design review, pursuant to
applicable to Proposed Projects described in Section 56-35.1. All

and other provisions applicable to the underlying subdistricts are

the Neighborhood Design Overlay Districts.

ing Neighborhood Design Overlay District is established:

Corey Street Neighborhood Design Overlay District. The Corey Street

ect illustrates the range of residential development in the Highland

on of West Roxbury from the mid-19th through the early 20th

ury. The district is comprised of late 19th century Queen Anne and

nial Revival homes and early 20th century Dutch Colonials, Tudors,

Bungalows.

56-23. Planned Development Areas: Use and Dimensional

Use Regulations. A Proposed Project within a PDA shall comply with the use regulations applicable to the underlying subdistrict for the location of the Proposed Project, except as those regulations are expressly modified by an approved Development Plan.

Dimensional Requirements. The dimensional requirements for a Proposed Project within a PDA shall be as set forth in the applicable approved Development Plan, provided that the Building Height, Floor Area Ratio (FAR), and number of dwelling units per acre for each Proposed Project shall not exceed the limits set forth in Table 2, below:

REGULATIONS APPLICABLE IN PLANNED DEVELOPMENT AREAS

SECTION 56-28. **Establishment of Areas Within Which Planned**

Development Areas May be Permitted. Planned Development Area ("PDAs"), as

defined in Section 3-1A.a, are permitted within the Conservation Protection

Subdistrict. PDAs are not permitted elsewhere in the West Roxbury Neighborhood

Conservation Protection Subdistrict for the purposes of establishing the areas specified above as ones within which a

Project may be permitted are to provide for a more flexible zoning law; to provide public

benefits to the West Roxbury community; and to protect the significant open space

and natural features of areas in a Conservation Protection Subdistrict.

SECTION 56-29. **Planned Development Areas: Use and Dimensional**

Regulations.

Use Regulations. A Proposed Project within a PDA shall comply with the

use regulations applicable to the underlying subdistrict for the location of

the Proposed Project, except as those regulations are expressly modified

by an approved Development Plan.

Dimensional Regulations. The dimensional requirements for a Proposed

Project within a PDA shall be as set forth in the applicable approved

Development Plan, provided that the Building Height, Floor Area Ratio

(FAR), and number of dwelling units per acre for such Proposed Project

shall not exceed the limits set forth in Table 2, below:

TABLE 2

**West Roxbury Neighborhood District
Planned Development Areas
Maximum Building Heights, Floor Area Ratios,
and Number of Dwelling Units Per Acre**

	<u>Maximum Building Height</u>	<u>FAR</u>	<u>Maximum No. of Dwelling Units/Acre</u>
on Protection	45'	0.5	4.5 dwelling units/acre on any CPS less than 15 acres; otherwise 8 dwelling units/acre

56-30. **Planned Development Areas: Approval Process.** This
establishes a process for approving Proposed Projects within Planned

Development Plan Approval Process. To establish a PDA, the Applicant

t submit a Development Plan for the Proposed Project to the Boston

Development Authority for its approval in accordance with

tion 3-1A.a. A Proposed Project within a PDA may be located on

iple contiguous parcels or Lots, whether or not any portion of the

osed Project on a particular parcel or Lot satisfies the provisions of

Article and Code, so long as the Proposed Project as a whole is

sistent with the provisions of this Article and Code, including without

ation those relating to maximum Building Height, Floor Area Ratio, and

ber of dwelling units per acre.

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Boston Redevelopment Authority Review. No later than sixty (60) days after the Applicant files a Development Plan, the Boston Redevelopment Authority shall approve the Development Plan, and authorize its Director to petition the Zoning Commission to approve the Development Plan and to designate the area of the Proposed Project as a PDA, or shall conditionally approve the Development Plan, or shall disapprove the Development Plan.

Community Participation. The Applicant shall provide the Boston Redevelopment Authority with a sufficient number of copies (up to fifty (50)) of the application for Development Plan approval to allow for distribution to interested parties. After receiving such application, the Boston Redevelopment Authority shall retain one copy of such application for its files and shall transmit copies to appropriate City departments and agencies, to the West Roxbury Neighborhood Council or its successor organization, if any, and to neighborhood organizations in the West Roxbury Neighborhood District that have requested such materials. Within five (5) days after the Boston Redevelopment Authority has received such application, the Boston Redevelopment Authority shall publish notice of such submission in one or more newspapers of general circulation in the city. Such notice shall state the name of the applicant, identify the Development Plan area, and specify the date by which comments from the public must be received by the Boston Redevelopment Authority. The Boston Redevelopment Authority shall make copies of such application

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available generally to the public. Before it renders a decision on an application for Development Plan approval, the Boston Redevelopment Authority shall review timely comments and recommendations from the West Roxbury Neighborhood Council, or its successor organization, if any, the general public, civic and neighborhood and community organizations in the West Roxbury Neighborhood District, and public agencies concerning the Development Plan's compliance with the approval standards set forth in Section 56-32 (which address Development Plan impacts). The Boston Redevelopment Authority shall work toward resolution of issues raised in the public review process.

Zoning Commission Approval Only; No Board of Appeal Action Required.

Upon approval of the Development Plan by the Boston Redevelopment Authority, the Boston Redevelopment Authority shall transmit the Development Plan to the Zoning Commission for its consideration, with a copy to the West Roxbury Neighborhood Council or its successor organization, if any. The Zoning Commission may approve the Development Plan and establish a PDA if such PDA consists solely of land with respect to which an agreement has been or subsequently is entered into with the Boston Redevelopment Authority establishing use and dimensional controls as specified in the Development Plan. The Proposed Project, and the parcels or Lots and improvements thereon, that are the subject of the Development Plan shall be deemed to be in compliance with

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the provisions of this Article and Code, without the requirement of Board of Appeal action, so long as the same are consistent with the provisions of the approved Development Plan and, with respect to matters not covered by the approved Development Plan, consistent with the other applicable provisions of this Article and Code. Nothing in this Article shall be construed to limit the power of the Board of Appeal to grant Zoning Relief for Proposed Projects in PDAs, except that exceptions from the Building Height, FAR, and number of dwelling units per acre provisions set forth in Section 56-29 are not permitted.

Amendment of Development Plan. In a PDA, no Proposed Project shall proceed unless the Boston Redevelopment Authority has certified to the Commissioner of Inspectional Services that the Proposed Project is consistent with the approved Development Plan, as amended from time to time, for such PDA or the portion thereof to which said work relates. The procedure for amendment of the Development Plan is the same procedure as the procedure for initial approval of a Development Plan, as set forth in Section 3-1A.a and in Section 56-30.1.

SECTION 56-31. Applicability of Future Amendments. The issuance of any the development or construction of any portion of a Proposed Project that is eding in accordance with an approved Development Plan, as amended from time , shall be deemed to be the issuance of a permit for the entire Proposed

the purpose of applying Section 5 of Chapter 665 of the Acts of 1956 as from time to time. Without limiting the foregoing sentence, the provision of said Chapter 665 that requires that construction work under the permit continuously to completion shall be deemed satisfied so long as construction of the Proposed Project proceeds generally in accordance with a development plan set forth in the approved Development Plan.

SECTION 56-32. Planned Development Areas: Standards for Development

a. Before transmittal to the Zoning Commission, a Development Plan must be approved by the Boston Redevelopment Authority after a public hearing. It is provided, however, that no Development Plan shall be approved unless the Redevelopment Authority finds that: (a) such Development Plan complies with the provisions of Sections 56-28 through Section 56-33 (Regulations Applicable in Planned Development Areas); (b) such Development Plan conforms to the West Roxbury Neighborhood Plan and the general plan for the City as a whole; (c) each project described in such Development Plan is in compliance with the height, FAR, and number of dwelling units per acre limits set forth in Section 56-29; and (d) on balance, nothing in such Development Plan will be injurious to the West Roxbury neighborhood or otherwise detrimental to the public welfare, or to the benefits and burdens.

SECTION 56-33. Planned Development Areas: Public Benefits. The Boston Redevelopment Authority may approve a Development Plan for a Proposed Project as

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sions of Section 56-32 if the Development Plan proposes a plan for

cluding improvements to the urban design characteristics and

or of the development site and its surroundings and the enhancement

pace or the creation of new open space.

is a quality that enhances the neighborhood visually and economically.

quire to environmental quality, the provisions of Article 31

Review Requirements) apply to the following Proposed Projects:

cluding any provision of Section 31-4 to the contrary, the provisions of

development Review Requirements), other than Section 31-3, shall be

or where otherwise specified in this Article, to any Proposed Project to:

(a) or Structure having a gross floor area of fifty thousand (50,000) or

(b) or (c) enlarge a Building or Structure so as to increase its gross

(d) thousand (50,000) or more square feet; or (e) establish or change

(f) gross floor area of fifty thousand (50,000) or more square feet; or

(g) change to conditional or forbidden uses the uses of a gross floor area

(50,000) or more square feet.

Director of Inspectional Services shall not issue a building permit for

project that is subject to the provisions of this Section 56-34 unless the

Urban Redevelopment Authority has issued a certification of

compliance pursuant to Article 31 and this Section 56-34. "

REGULATIONS GOVERNING DEVELOPMENT REVIEW
AND DESIGN REVIEW

34. **Applicability of Article 31 Development Review**

In order to ensure that growth in the West Roxbury Neighborhood
compatible with the character of the buildings and landscape and that new
of a quality that enhances the neighborhood visually and economically
regarding to environmental quality, the provisions of Article 31

Review Requirements) apply to the following Proposed Projects.

Notwithstanding any provision of Section 31-4 to the contrary, the provisions of

Development Review Requirements), other than Section 31-3, shall be

except where otherwise specified in this Article, to any Proposed Project to:

(a) build or Structure having a gross floor area of fifty thousand (50,000) or

more; or (b) enlarge a Building or Structure so as to increase its gross

floor area of fifty thousand (50,000) or more square feet; or (c) establish or change

the gross floor area of fifty thousand (50,000) or more square feet; or

change to conditional or forbidden uses the uses of a gross floor area

of fifty thousand (50,000) or more square feet.

The Commissioner of Inspectional Services shall not issue a building permit for

a project that is subject to the provisions of this Section 56-34 unless the

Boston Redevelopment Authority has issued a certification of

that the applicable provisions of Article 31 and this Section 56-34.

56-35. Design Review.

ability of Design Review. The provisions of this Section 56-35 shall apply only to those Proposed Projects specified in this Section 56-35 that are not otherwise subject to Article 31 development review pursuant to Section 56-34 or by election.

The following Proposed Projects are subject to design review by the Boston Redevelopment Authority:

Projects Adding 20,000 Square Feet of Floor Area. Any Proposed Project for the erection or extension of one or more Buildings that results in the addition of an aggregate gross floor area of twenty thousand (20,000) or more square feet. In the Local Industrial Subdistricts, the Boston Redevelopment Authority may waive the requirements of design review if the Boston Redevelopment Authority determines that the Proposed Project, when completed, will not be visible from a public street outside the Local Industrial Subdistricts.

ertain Projects Adding Dwelling Units. Any Proposed Project for the construction of fifteen (15) or more Dwelling Units (but not including rehabilitation or alteration projects unless they result in a net increase of fifteen (15) or more Dwelling Units).

tain Exterior Alterations in Neighborhood Design Overlay Districts.

Within the Neighborhood Design Overlay Districts, any Proposed

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Project for the erection or extension of a Building with a gross floor area of five hundred (500) or more square feet, if such new Building or extension is visible from the Front Yard, or from the Side Yard if the side Lot line abuts a public street or public open space.

The provisions of this Section 56-35 shall not apply to any Proposed Project that is subject to the jurisdiction of the Boston Landmarks Commission or other architectural board or commission having design review authority and established pursuant to a general or special law of the Commonwealth of Massachusetts.

The Commissioner of the Inspectional Services Department shall not issue a building or use permit for any Proposed Project that is subject to the provisions of this Section 56-35 unless the Director of the Boston Redevelopment Authority has certified that the design for such Proposed Project has been approved by the Boston Redevelopment Authority.

Procedure for Design Approval. Each application for a permit for a Proposed Project that is subject to design review by the Boston Redevelopment Authority pursuant to this Section 56-35 shall include a Design Review Application, containing the information required by Section 56-35.3, and shall be filed in triplicate with the Inspectional Services Department, which shall retain one copy for its files and transmit the other two copies to the Boston Redevelopment Authority, which shall transmit

one copy to the West Roxbury Neighborhood Council or its successor organization, if any. The Boston Redevelopment Authority may find that the Proposed Project is consistent with the guidelines set forth in Section 56-35.4 or is not consistent with those guidelines; provided that if no such findings are transmitted to the Inspectional Services Department within thirty (30) days of the receipt by the Boston Redevelopment Authority of the completed Design Review Application for the Proposed Project, the Proposed Project shall be deemed to be consistent with the guidelines set forth in Section 56-35.4 without need for further action. Any Applicant aggrieved by the denial of any permit by the Inspectional Services Department pursuant to this Section 56-35 may appeal to the Board of Appeal within forty-five (45) days after such denial of a permit, in accordance with the provisions of Article 6.

3. Content of Design Review Application. A Design Review Application shall consist of such plans, drawings, and specifications as are necessary for the Boston Redevelopment Authority to determine that the Proposed Project is consistent with the guidelines set forth in Section 56-35.4. Such materials shall set forth, for the existing conditions and for the Proposed Project:
 - vehicular access and egress to and from the site; location and dimensions of all buildings, structures, and parking and loading areas; relationships of primary buildings to secondary buildings; landscaping and screening; roof

complement the patterns of height, siting, and architectural character

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shapes, cornice lines, and roof structures; exterior wall articulation, fenestration, and other architectural features; and proposed sign locations.

Design Guidelines. The Boston Redevelopment Authority shall review each Proposed Project that is subject to design review under this Section 56-35 for consistency with the following design guidelines.

- a) Site planning, including location of buildings, open space, and vehicular access and parking areas, should be designed to enhance the street frontage and surrounding building and spaces.
- b) Vehicular access and egress to and from a site should minimize traffic impacts on the adjacent roadways and provide safe visual access for drivers and pedestrians.
- c) Parking, storage, and disposal areas should not be located in the front of buildings, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary. Wherever practicable, such areas should be located behind buildings. Parking, storage, and disposal areas should be adequately screened from public view by suitable fencing and vegetation.
- d) New or rehabilitated residential buildings should reflect and complement the patterns of height, siting, and architectural character

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of the surrounding residential structures. The removal or alteration of any historic architectural feature is discouraged.

- (e) New or rehabilitated commercial buildings should reflect and complement the patterns of height, siting, and architectural character of historically distinctive commercial buildings in the surrounding area.
- (f) For industrial buildings, siting and design of new construction and rehabilitation of existing buildings should be compatible with pedestrian activity. Where the provision of windows in the Street Wall is impracticable, articulation of the Street Wall by other means is encouraged. Where a Front Yard is required between the sidewalk edge and the Street Wall, such Front Yard should include an adequate landscaped buffer.
- (g) In the rehabilitation of residential or commercial buildings, deteriorated architectural features should be repaired rather than replaced, wherever possible and appropriate. In the event that replacement is necessary, the new material should be compatible with the existing in composition, design, texture, and appearance. Repair or replacement of missing architectural features should be based, where appropriate, on accurate duplication of original features of the building to be rehabilitated or those of other buildings of the same style and period.

- (h) Contemporary design for residential structures shall not be discouraged, if such design is compatible with the size, material, and character of the surrounding neighborhood environment.
- (i) New residential construction should reflect the traditional location and relationship of buildings on their sites. This includes setbacks from streets, spacing among buildings, and orientation of facades to the street and neighboring structures. A facade facing a Street should not consist of blank walls without windows. In addition, the location of buildings should respect significant landscape features on the site.
- (j) New residential construction should respect the standards of scale of existing residential construction in order to maintain the subdistrict's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, and landscape elements all should be consistent with the surrounding architecture and environment.
- (k) Open spaces, building entrances, shop fronts, shop windows, shop entrances, terraces, gardens, arcades, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Blank walls, without windows facing onto pedestrian areas, should be avoided to the extent practicable in building design.

Consistency with the established local structure should be considered in the design of cornice and roof lines and wall articulation, including the design of bays and fenestration.

- (l) Storefronts and display windows should be open and welcoming to the shopper and stroller. Facade treatments, building materials, and design details should be in keeping with the area's finest commercial architecture. Street Wall continuity should be maintained.

- (m) Setbacks, corner treatments, and other design details should be used to minimize the sense of bulk of structures, and ornamental and decorative elements appropriate to the urban context are encouraged.

- (n) Roofs of buildings should be designed to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy, such as headhouses and mechanical equipment.

- (o) A zone for signs on the building facade should be established, defined by a change in facade color and/or materials, or by an articulation of the facade, and all permanent signs mounted on the building facade should be located within such sign band. In buildings with multiple stores, the sign band should be subdivided so that each

section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building facade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign.

- (p) Landscaping and screening should be used to make the business and industrial subdistricts more attractive, and to provide screening between business, industrial, and residential uses.

In addition to the foregoing, the design features of a Proposed Project should take into consideration any special characteristics of the site and its location, and should enhance and reinforce any historic qualities of existing structures.

SECTION 56-36. **Specific Design Requirements.** Except as otherwise provided in this Article or Code, the provisions of this Section 56-36 shall apply to Proposed Projects within those subdistricts specified in this Section 56-36, to the extent that provisions for Street Walls and display windows have been approved through Article 31 development review, pursuant to Section 56-34 or by

on, or through design review, pursuant to Section 56-35. The provisions of
6A shall be applicable to the provisions of this Section 56-36.

1. Street Wall Continuity in Neighborhood Business Subdistricts. This Section
56-36.1 shall apply within the Neighborhood Business Subdistricts to any
Proposed Project, except a Proposed Project for a Residential Use, that
includes the erection of a new structure or the extension of an existing
structure, where such extension changes the location of a Street Wall.

In any Proposed Project that is subject to this Section 56-36.1, each
newly constructed or relocated Street Wall shall be built to be coextensive
with the Building Line of the Block on which the Street Wall faces. If there
is no determinable Building Line of said Block, then such Street Wall shall
be built at a depth from the Street Line equal to that of the Building Line
closest to the Street Line of the two blocks adjacent to said Block, facing
the same Street.

If there is no determinable Building Line of either of said adjacent
blocks, then, notwithstanding any contrary provision of Section 56-35, the
Proposed Project shall be deemed to be subject to the design review
provisions of Section 56-35 for the limited purpose of determining an
appropriate Street Wall location.

Except as otherwise provided in this Section 56-36.1, Street Walls
shall be continuous across a Lot. However, design articulation involving
deviations from the Street Wall plane of two (2) feet or less shall be
permitted across the Street Wall. Larger recesses not exceeding fifteen

(15) feet in depth shall be permitted, provided that such recesses do not affect more than fifty percent (50%) of the Street Wall plane. Bay Windows may extend from the Street Wall plane above the Ground Floor Ceiling Height, provided that such Bay Windows do not affect more than forty percent (40%) of the Street Wall plane.

For Proposed Projects that are subject to or elect to comply with the development review requirements of Article 31 or the design review requirements of Section 56-35, recesses and bays shall be permitted if appropriate to the creation of visually interesting designs or the accommodation of a specific ground level function, provided that the facade remains compatible with its historical and architectural surroundings and visual continuity in the Block front is preserved, as certified by the Boston Redevelopment Authority in accordance with the urban design provisions of Article 31 or the design review provisions of Section 56-35.

2. Display Window Area Regulations in Neighborhood Business Subdistricts.

This Section 56-36.2 shall apply in the Neighborhood Business Subdistricts to any Proposed Project for the uses specified in this Section 56-36.2. For the purposes of these Display Window Area Regulations, the term "Display Window Area" means that area of any Street Wall between Grade and (i) the Ground Floor Ceiling Height (or the roof structure of a one-story structure), or (ii) fourteen (14) feet, whichever is lower, and excludes any

transparent or translucent, provided that at least twenty-five percent (25%) of the Display Window Area shall be transparent.

Sill heights for windows in the Display Window Area shall be no higher than three (3) feet above Grade, and the tops of such windows shall be no lower than eight (8) feet above Grade.

(b) Display Window Area Usage. For Retail Uses, Service Uses, Office Uses, and Trade Uses, there shall be, to a depth of at least two (2) feet behind the Display Window Area: (i) an area for the display of goods and services available for purchase on the premises; or (ii) an area for exhibits and announcements; provided, however, that no such areas shall be required for a display window that provides pedestrians with a view of the Retail Use, Service Use, Office Use, or Trade Use conducted on the premises.

(c) Display Window Security Gates. That portion of the Display Window Area required by Section 56-36.2(a) to be transparent glazing shall not be obstructed by a solid opaque security grate. Security grates that provide pedestrians with a view through the display window, such as grill-type security grates, may be used. Security grates should be integrated into the design of the storefront. Wherever practicable, security grates should be mounted inside the building, rather than outside, and if a security grate must be mounted on the outside of the

building, the box or other housing for such grate should be concealed in an appropriate manner.

SECTION 56-37. Screening and Buffering Requirements. In order to enhance the appearance of the West Roxbury Neighborhood District and to ensure that its commercial, industrial, institutional, and community facilities subdistricts are appropriately separated from adjacent areas, the screening and buffering requirements of this Section 56-37 shall apply to those Proposed Projects described in this Section 56-37, except where provisions for adequate screening and buffering have been established for a Proposed Project through Article 31 development review, pursuant to Section 56-34 or by election, or through design review, pursuant to Section 56-35. The provisions of Article 6A shall apply to the provisions of this Section 56-37.

1. Screening and Buffering Along Property Lines Abutting Public Streets, Public Parks, and Certain Subdistricts. Where any Lot line of a Proposed Project located in a Neighborhood Business Subdistrict, Community Facilities Subdistrict, or Neighborhood Institutional Subdistrict abuts (a) a public park, or (b) a Residential Subdistrict, and where any Lot line of a Proposed Project located in a Local Industrial Subdistrict abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict, or (d) a Neighborhood Business Subdistrict, such Proposed Project shall provide and maintain, along each Lot line abutting such street, park, or subdistrict, a strip of shrubs and trees densely planted along the inside edge of a wall or heavy-duty fence. Trees may be planted without shrubs along the inside edge of

a solid wall or of a stockade or board-type wooden fence that is constructed to be at least sixty percent (60%) opaque.

The width of the planting strip shall be appropriate for the species and quantities of plant materials necessary to provide adequate screening, but shall in no event be less than five (5) feet wide. Along a Lot line abutting a public street or public park, the height of the fence or wall shall be no less than three (3) feet and no more than four (4) feet above Grade. Along a Lot line abutting a Residential Subdistrict or Neighborhood Business Subdistrict, the height of the fence or wall shall be no less than four (4) feet and no more than seven (7) feet above Grade. If the planting strip abuts a parking area, a curb six (6) inches in height shall separate the landscaped area from the parking area.

2. Screening and Buffering of Parking, Loading, and Storage Areas. Any off-street parking facility or lot, off-street loading area, or accessory storage area that abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict, or (d) in the case of a Lot located in a Local Industrial Subdistrict, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 56-37.2. Such screening shall consist of trees and shrubs densely planted in a strip at least five (5) feet wide on the inside edge of a steel-picket or stockade or board-type wooden fence. Such fence shall not be more than fifty percent (50%) opaque and shall be no less than three (3) feet and no more than four (4) feet high. The

planting strip shall be separated from any parking area by a curb six (6) inches in height.

Any material or equipment stored outdoors to a height greater than four (4) feet above Grade shall be surrounded by a wall or fence or vegetative screen of such height, not less than six (6) feet high, as may be necessary to screen such material or equipment from view from any public street or public open space.

3. Screening of Disposal Areas and Certain Equipment. Disposal areas, dumpsters, and ground-mounted mechanical equipment that abut (a) a public street, (b) a public park, (c) a Residential Subdistrict, or (d) in the case of a Lot located in a Local Industrial Subdistrict, a Neighborhood Business Subdistrict, shall be screened from view as provided in this Section 56-37.3. Disposal areas and dumpsters shall be screened with an opaque wall or fence at least six (6) feet high or by vegetation. Ground-mounted mechanical equipment shall be screened with an opaque wall or fence sufficiently high to provide effective screening.
4. Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall be painted to blend with adjacent or nearby building materials or shall be screened by wood, brick, or similar material.

5. Materials for Walls and Fences. Walls and fences may be made of one or more materials, such as masonry (piers or walls), iron pickets, decorative metal, wrought iron, shadow box, vinyl coated or galvanized chain link with or without redwood strips woven through it, or stockade or board-type wood. The use of chain link fencing without wooden strips is discouraged except on small areas not facing a public street or public park. The use of plywood sheeting also is discouraged. Two or more materials may be used in combination with each other, and piers and walls may be used in combination with fences.
6. Specifications for Plantings. Shrubs required by this Section 56-37 may be deciduous or evergreen, or a mixture of both types. Shrubs must be densely planted to provide a mature appearance within three (3) years. Trees required by this Section 56-37 may be evergreen or a combination of deciduous and evergreen. Deciduous trees shall be at least three (3)-inch caliper at the time of planting (measured six (6) to twelve (12) inches above Grade) and shall be at least twelve (12) feet tall and planted fifteen to twenty (15-20) feet on center, and evergreen trees shall be at least twelve (12) feet tall and planted twelve to fifteen (12-15) feet on center. Ground cover consisting of grass or other plantings or four to six (4-6) inches of pine-bark or similar mulch shall be placed within the planting strip at the time of planting and replenished as necessary. Existing mature

trees and shrubs should be retained when possible. The use of bulbs, perennials, and annuals also is encouraged.

7. Maintenance of Landscaped Areas. Landscaping required by this Section 56-37 shall be maintained in a healthy growing condition, free of refuse and debris. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles in areas used for screening and buffering. Outside storage of any materials, supplies, or products is not permitted within any landscaped area required by this Section 56-37.

MISCELLANEOUS PROVISIONS

SECTION 56-38. **Sign Regulations.** The provisions of this Section 56-38 shall apply to all Proposed Projects except to the extent that sign requirements have been established through Article 31 development review, pursuant to Section 56-34 or by action, or through design review pursuant to Section 56-35.

1. Sign Regulations Applicable in Residential Subdistricts, Open Space

Subdistricts and Conservation Protection Subdistricts. In all Residential Subdistricts, Open Space Subdistricts and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs in residential districts.

Sign Regulations Applicable in All Subdistricts Other Than Residential,

Open Space, and Conservation Protection Subdistricts. In all subdistricts other than Residential Subdistricts, Open Space Subdistricts, and Conservation Protection Subdistricts, there shall not be any Sign except as provided in Article 11 for Signs outside residential districts and as provided in this Section 56-38. Notwithstanding any provision of Section 11-2 to the contrary, the following regulations shall apply:

- (a) Signs Parallel to Building Wall. For Signs parallel to a Building wall, including Signs painted on or affixed to awnings, canopies, marquees, security grate housings, or other Building projections, but not including Signs on windows above the first floor, free-standing Signs, directional Signs, and public purpose Signs listed in items (g) through

(k) of Section 11-1, the total Sign Area, in square feet, shall not exceed the lesser of the Sign Frontage multiplied by two (2), or forty-five (45) square feet. No such Sign shall measure more than thirty (30) inches from top to bottom. No part of any such Sign shall be located less than two (2) feet from either edge of the Building wall to which such Sign is parallel, provided that, if the Sign Frontage is shorter than the length of such Building wall, no part of any such Sign shall be located less than two (2) feet from either end of that portion of such Building wall that is used to measure the Sign Frontage.

The bottom of any such Sign should be at least eight (8) feet above Grade. Where the Building wall includes a Sign band, Signs parallel to such wall should be located within such band whenever practicable.

- (b) Signs Attached at Right Angles to Building. A Sign attached at right angles to a Building shall not have a Sign Area in excess of four (4) square feet on either face; except that an additional four (4) square feet on each face is allowed for a Sign that incorporates a public service message device, such as a time and temperature Sign, provided such public service message device operates no less than seventy-five percent (75%) of every hour.

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- (c) Free-standing Signs. Free-standing Signs shall be permitted only for Gasoline Stations and conditional for all other uses. Where such free-standing Signs are permitted, there shall be only one (1) free-standing Sign on a Lot. Such free-standing Sign shall not have a Sign Area in excess of: (i) fifteen (15) square feet, if there is one use on the Lot, or (ii) thirty (30) square feet, if there are two or more uses on the Lot. The bottom of such Sign shall not be higher than ten (10) feet above Grade nor lower than eight (8) feet above Grade, and the top of such Sign shall not be higher than eighteen (18) feet above Grade.
- (d) Billboards. Any billboard, signboard, or other advertising subject to the provisions of Section 11-6, except those legally in existence as of the effective date of this Article, is forbidden in the West Roxbury Neighborhood District.
- (e) Total Sign Area. The total Sign Area, in square feet, of all permanent Signs, except for signs on windows above the first floor, directional signs, and public purpose signs listed in items (g) through (k) of Section 11-1, shall not exceed the Sign Frontage multiplied by two (2).

- (f) Display of Permit Number and Posting Date. Each permanent Sign, including any Sign painted on or affixed to an awning, canopy, or marquee, shall display the Sign's building permit number clearly but unobtrusively, in letters and numbers not exceeding one (1) inch in height. Temporary signs shall display the date of posting.

SECTION 56-39. Off-Street Parking and Loading Requirements. For any Proposed Project that is subject to or has elected to comply with the provisions of Article 31, required off-street parking spaces and off-street loading facilities shall be determined through development review in accordance with the provisions of Article 31. For all other Proposed Projects, the minimum required off-street parking spaces are as set forth in Table I, and the minimum required off-street loading spaces are as set forth in Table J.

1. Outdoor Uses. For the purpose of computing required off-street parking spaces, where a main use on a Lot is an open-air use not enclosed in a Structure, the area of the part of the Lot actually devoted to such open-air use shall constitute floor area.
2. Pre-Code Structures. If a Structure existing on the effective date of this Article is altered or extended so as to increase its gross floor area or the number of dwelling units, only the additional gross floor area or the additional number of dwelling units shall be counted in computing the off-street parking facilities required.

3. Mixed Uses. If a Lot includes multiple uses, then the required number of off-street parking spaces for such Lot shall be the total of the required number of off-street parking spaces for each use, and the required number of off-street loading spaces for such Lot shall be the total of the required number of off-street loading spaces for each use.
4. Location.
 - (a) Off-street parking and loading spaces shall not be located in any part of the Front Yards or landscaped areas required by this Article.
 - (b) Except in the case of a Lot serviced by a common parking facility, the off-street parking facilities required by this Section 56-39 shall be provided on the same Lot as the main use to which they are accessory; provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular Lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3, and 6-4, may grant permission for such facilities to be on another Lot in the same ownership in either of the following cases: (1) where the main use on a Lot is for Residential Uses, and the other Lot is within four hundred (400) feet of that Lot; and (2) where the main use on a Lot is for non-residential uses, and the other Lot is within twelve hundred (1,200) feet of that Lot.

- (c) After public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, the Board of Appeal may grant permission for a common parking facility cooperatively established and operated to service two or more uses of the same or different types; provided that there is a permanent allocation of the requisite number of spaces for each use, and that the total number of spaces is not less than the aggregate of the number of spaces required for each use, unless the Board of Appeal determines that a reduction in the total number of required off-street parking spaces is appropriate because shared parking arrangements, in which parking spaces are shared by different uses for which peak parking use periods are not coincident, will adequately meet the parking demand associated with the Proposed Project.

5. Design. All off-street parking facilities provided to comply with this Article shall meet the following specifications:
- (a) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic. Such facilities shall be Accessible to physically handicapped persons. All lighting for such facilities shall be arranged so as to shine downward and away from streets and residences.

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(b) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained, and maintained as to prevent water and dust therefrom from going upon any street or another Lot.

(c) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling, or servicing of any kind.

(d) Each car space shall be located entirely on the Lot. Fifty percent (50%) of the required spaces may be no less than seven (7) feet in width and eighteen (18) feet in length, and the remainder shall be no less than eight and one half (8-1/2) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives.

6. Maintenance. All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long as a use requiring them exists. Such facilities shall be used in such a manner as at no time to constitute a nuisance or a hazard or unreasonable impediment to traffic.

SECTION 56-40. Application of Dimensional Requirements.

1. Conformity with Existing Building Alignment. If at any time in the same Block as a Lot required by this Article to have a minimum Front Yard there

exist two or more Buildings fronting on the same side of the same Street as such Lot, instead of the minimum Front Yard depth specified in this Article, the minimum Front Yard depth shall be in conformity with the Existing Building Alignment of the Block.

2. Traffic Visibility Across Corner. Whenever a minimum Front Yard is required and the Lot is a Corner Lot, no Structure or planting interfering with traffic visibility across the corner, or higher, in any event, than two and one-half (2-1/2) feet above the curb of the abutting Street, shall be maintained within that part of the required Front Yard that is within the triangular area formed by the abutting side lines of the intersecting Streets and a line joining points on such lines thirty (30) feet distant from their point of intersection.
3. Front Wall of Building Not Parallel to Front Lot Line. If the front wall of a Building is not parallel to the Front Lot Line, but the average distance between such wall and such Lot Line is no less than the minimum Front Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Front Yard depth so otherwise required, the Front Yard requirements of this Article shall be deemed to be met.

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4. Special Provisions for Corner Lots. If a Lot abuts more than one Street, the requirements for Front Yards shall apply along every Street Line except as otherwise provided in this Section 56-40. The Front Yard requirements of this Article, and not the Side Yard requirements, shall apply to that part of a side Lot line that is also a Street Line extending more than one hundred (100) feet from the intersection of such line with another Street.
5. Side Wall of Building Not Parallel to Side Lot Line. If the side wall of a Building is not parallel to the side Lot line nearest to it, but the average distance between such wall and such Lot line is no less than the minimum Side Yard width otherwise required by this Article, and the distance between such wall and such Lot line is at no point less, in the case of a side Lot line that is not also a Street Line, than three-fourths ($3/4$) of the minimum Side Yard width so otherwise required, and in the case of a side Lot line that is also a Street Line, than one-half ($1/2$) of the minimum Side Yard width so otherwise required, the Side Yard requirements of this Article shall be deemed to be met.
6. Side Yards of Certain Narrow Lots. For each full foot by which a Lot existing at the time this Article takes effect is narrower than (i) the minimum Lot Width specified for such Lot in this Article, or (ii) fifty (50) feet if no minimum Lot Width is so specified, a deduction of one and one half ($1-1/2$) inches shall be made from the width otherwise required by this Article for

each Side Yard of such Lot; provided that in no event shall either Side Yard of any such Lot be less than seven (7) feet wide. No Side Yard in which there is a driveway providing access to off-street parking or off-street loading facilities required by this Article shall be less than ten (10) feet wide.

7. Accessory Buildings in Side or Rear Yard. Accessory Buildings may be erected in a Side or Rear Yard; provided that no such Accessory Building is more than fifteen (15) feet in height, or nearer than four (4) feet to any side or rear Lot line, or closer than sixty-five (65) feet to the front Lot line.
8. Rear Wall of Building Not Parallel to Rear Lot Line. If the rear wall of a Building is not parallel to the Rear Lot Line, and the Rear Lot Line is not also a Street Line, but the average distance between such wall and such Lot Line is no less than the minimum Rear Yard depth otherwise required by this Article, and the distance between such wall and such Lot line is at no point less than three fourths (3/4) of the minimum Rear Yard depth so otherwise required, the Rear Yard requirements of this Article shall be deemed to be met.
9. Rear Yards of Through Lots. The Front Yard requirements of this Article, and not the Rear Yard requirements, shall apply to that part of a Rear Yard

that is also a Street Line, except in the case of a Rear Yard that abuts a Street less than twenty (20) feet in width.

Rear Yards of Certain Shallow Lots. For each full foot by which a Lot existing at the time this Article takes effect is less than one hundred (100) feet deep, six (6) inches shall be deducted from the depth otherwise required by this Article for the Rear Yard of such Lot; provided that in no event shall the Rear Yard of any such Lot be less than fifteen (15) feet deep.

Underground Encroachments in Yards. Any garage or other accessory structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings, and parapets of such Structure, shall not extend more than five (5) feet above Grade.

2. Two or More Dwellings on Same Lot. Where a Dwelling (other than a temporary Dwelling) designed for occupancy or occupied by one or more families is on the same Lot as, and to the side of, another Dwelling or other Main Building, the distance between such Dwelling and such other Dwelling or Main Building shall be not less than twice the minimum Side Yard depth required by this Article for such other Dwelling or Main Building; and the requirements of this Article with respect to Lot Area, Lot Width, Lot Frontage, Usable Open Space, Front Yard, Rear Yard, and Side Yards

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on a separate Lot. A Dwelling shall
dwelling, Accessory Building, or Main
and subject to the provisions of
may grant permission for a variation from
-40.12 if it finds that open space for all
rooms designed for human occupancy,
provided if the requirements of this Section

It. If on one Lot there are two or more
units, including temporary Dwellings, the
shall apply at each actual Lot line and not
separate Lot.

to Dimensional Requirements. A
unit of this Article and not conforming to the
provided in other provisions of this Article may
be provided that such nonconformity is not increased
beyond such dimensional requirements.

The Boston Redevelopment Authority may
Article.

CUSSION PURPOSES ONLY

Provisions of this Article are severable, and
valid by any decision of any court of
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Banking and Postal Uses

Automatic teller machine

Bank

Drive-in bank

Post office

Community Uses

Adult education center

Community center

Day care center

Day care center, elderly

Library

Place of worship; monastery;
convent; parish house

F F F F F

C C C C C

A

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C C C C A

A

F F F F F

C C C C A

A

F F F F F

C C C C C

A

SNPZ/38.CHT/051994/1

Health Care Uses

Clinic
Clinical laboratory
Custodial care facility
Group residence, general
Hospital⁽¹⁾
Nursing or convalescent home⁽²⁾

Hotel and Conference Center Uses

Bed and breakfast
Conference center
Executive suites
Hotel
Motel

Industrial Uses

Artists' mixed-use
Cleaning plant
General manufacturing use
Light manufacturing use
Printing plant
Restricted industrial use

SNPZ/38.CHT/051994/4

Protection
(CP)

Confidential
(MFR)

Family
(2F)

Family
(1F)

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	One-Family (1F)	Two-Family (2F)	Multifamily Residential (MFR)	Conservation Protection (CP)
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Office Uses

Agency or professional office
General office
Office of wholesale business

F	F	F	F
F	F	F	F
F	F	F	F

Open Space Uses

Golf driving range
Grounds for sports, private
Open space
Open space recreational building
Outdoor place of recreation
for profit
Stadium

F	F	F	C
C	C	C	C
A	A	A	A
C	C	C	A
F	F	C	C
F	F	F	F

Public Service Uses

Automatic telephone exchange⁽²⁾
Courthouse⁽²⁾
Fire station⁽²⁾
Penal institution
Police station⁽²⁾
Pumping station⁽²⁾
Recycling facility (excluding
toxic waste)
Solid waste transfer station
Sub-station⁽²⁾
Telephone exchange

C	C	C	C
F	F	F	F
C	C	A	C
F	F	F	F
C	C	A	F
F	F	F	F
F	F	F	F
F	F	F	F
C	C	C	C

	One-Family (1F)	Two-Family (2F)	Multifamily Residential (MFR)	Conservation Protection (CP)
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Research and Development Uses

Research laboratory
Product development or prototype
manufacturing

Residential Uses⁽³⁾

Congregate living complex
Elderly housing
Group residence, limited
Lodging house
Mobile home
Mobile home park
Multi-family dwelling
One family detached dwelling
One family semi-attached dwelling
Orphanage
Rowhouse
Temporary dwelling structure
Three family detached dwelling
Townhouse
Transitional housing or homeless
shelter
Two family detached dwelling
Two family semi-attached dwelling

Restaurant Uses

Drive-in restaurant	F	F	F	F
Restaurant	F	F	F	F
Take-out restaurant	F	F	F	F
Small ⁽⁴⁾	F	F	F	F
Large ⁽⁴⁾	F	F	F	F

Retail Uses

Adult bookstore	F	F	F	F
Bakery	F	F	F	F
General retail business	F	F	F	F
Liquor store	F	F	F	F
Local retail business	F	F	F	F
Outdoor sale of garden supplies	F	F	F	F

Service Uses

Animal hospital	F	F	F	F
Barber or beauty shop	F	F	F	F
Caterer's establishment	F	F	F	F
Container redemption center	F	F	F	F
Dry-cleaning shop	F	F	F	F
Kennel	F	F	F	F
Laundry, retail service	F	F	F	F
Laundry, self-service	F	F	F	F
Photocopying establishment	F	F	F	F

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Plumber's shop	F	F	F	F
Radio/television repair s	F	F	F	F
Upholsterer's shop	F	F	F	F
Welder's shop	F	F	F	F

Transportation Uses

Airport	F	F	F	F
Bus terminal	F	F	F	F
Garage with dispatch	F	F	F	F
Helicopter landing facility	F	F	F	F
Motor freight terminal	F	F	F	F
Rail freight terminal	F	F	F	F
Railroad passenger station	F	F	F	F
Water terminal	F	F	F	F

Vehicular Uses

Bus servicing or storage	F	F	F	F
Carwash	F	F	F	F
Gasoline station	F	F	F	F
Indoor sale and installation of automotive parts	F	F	F	F
Indoor sale of automobiles and trucks	F	F	F	F

Parking lot

Rental agency for cars

Rental agency for trucks

Repair garage

Truck servicing or storage

Wholesale Uses

Wholesale business

Accessory and Ancillary Uses

In each subdistrict of the West Roxbury Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table A and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines

(not more than four) in commercial

or non-commercial establishment

Accessory art use⁽⁹⁾

Accessory automatic teller machine

Accessory bus servicing or storage

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4

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13

4

13

4

(10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.

6. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
7. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
8. Except A in the Charles River Multifamily Residential Subdistrict.
9. Provided that art classes as part of an accessory art use are conditional in a Residential Subdistrict.

SNPZ/38.CHT/051994/13

Local
Industrial
Subdistricts

Neighborhood Business Subdistricts
Community
Commercial

Neighborhood
Neighborhood
Shopping

Banking and Postal Uses

Automatic teller machine	A	A	A
Bank	A ⁽¹⁹⁾	A	A ⁽¹⁾
Drive-in bank	C	C	A ⁽¹⁾
Post office	A ⁽¹⁹⁾	A	A

Community Uses

Adult education center	A ⁽¹⁹⁾	A	A
Community center	A ⁽¹⁹⁾	A	A
Day care center	A	A	A
Day care center, elderly	A	A	C
Library	A	A	C
Place of worship; monastery; convent; parish house	A	A	A

Cultural Uses

Art gallery	A	A	A
Art use	A	A	A
Auditorium	C	A	C

Museum
Public art, display space
Studios, arts
Studios, production
Theatre
Ticket sales

Dormitory and Fraternity Uses

Dormitory not accessory to a use
Fraternity

Educational Uses

College or university⁽²⁾
Elementary or secondary school⁽³⁾
Kindergarten
Professional school
Trade school

Entertainment and Recreational Uses

Adult entertainment
Amusement game machines in commercial
establishment

SNPZ/39.CHT/041294/2

C A A A C C

F F

F F F A A

F C

A A A A A A

F F

C C C A A

F C

A A A C C A

F F

F A A C C

F C

non-commercial establishment
 Bar⁽⁴⁾
 Bar with live entertainment⁽⁴⁾
 Bowling alley
 Billiard parlor
 Dance hall
 Drive-in theatre
 Fitness center or gymnasium
 Private club not serving alcohol
 Private club serving alcohol
 Restaurant with live entertainment,
 not operating after 10:30 p.m.⁽⁴⁾
 Restaurant with live entertainment,
 operating after 10:30 p.m.⁽⁴⁾

Funerary Uses

Cemetery
 Columbarium
 Crematory
 Funeral home
 Mortuary chapel

Health Care Uses

Clinic
 Clinical laboratory

SNPZ/39.CHT/041294/3

C C A⁽¹⁹⁾ A⁽¹⁹⁾ C C F A C C A A C A C C A C F F F F A A A C

F F F F A A A C

F F F F F A C

Hotel and Conference Center Uses

Bed and breakfast
Conference center
Executive suites
Hotel
Motel

A A A A C

F F F F F

Industrial Uses

Artists' mixed-use
Cleaning plant
General manufacturing use
Light manufacturing use
Printing plant
Restricted industrial use

A F F F F F

A A A A A F

Office Uses

Agency or professional office
General office
Office of wholesale business

A A A

A⁽¹⁸⁾
A⁽¹⁸⁾
A⁽¹⁸⁾

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Grounds for sports, private

Open space

Open space recreational building

Outdoor place of recreation

for profit

Stadium

Public Service Uses

Automatic telephone exchange

Courthouse⁽³⁾

Fire station⁽³⁾Penal institution⁽³⁾Police station⁽³⁾Pumping station⁽³⁾

Recycling facility (excluding facilities handling toxic waste)

Solid waste transfer station

Sub-station⁽³⁾

Telephone exchange

Research and Development Uses⁽⁵⁾

Research laboratory

Product development or

prototype manufacturing

SNPZ/39.CHT/041294/5

Elderly housing
 Group residence, limited
 Lodging house
 Mobile home
 Mobile home park
 Multi-family dwelling
 One family detached dwelling
 One family semi-attached dwelling
 Orphanage
 Rowhouse
 Temporary dwelling structure
 Three family detached dwelling
 Townhouse
 Transitional housing or homeless shelter
 Two family detached dwelling
 Two family semi-attached dwelling

Restaurant Uses

Drive-in restaurant
 Restaurant
 Take-out restaurant
 Small⁽⁸⁾
 Large⁽⁸⁾

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General retail business⁽¹⁰⁾
 Liquor store
 Local retail business
 Outdoor sale of garden supplies

Service Uses⁽⁹⁾

Animal hospital	A	A	A
Barber or beauty shop	A	A	A ⁽¹⁾
Caterer's establishment	A	A	A
Container redemption center ⁽¹¹⁾	C	C	A
Dry-cleaning shop	A	A	A ⁽¹⁾
Kennel	F	A	A
Laundry, retail service	A	A	A ⁽¹⁾
Laundry, self-service	A	A	A
Photocopying establishment	A	A	A
Shoe repair	A	A	A ⁽¹⁾
Tailor shop	A	A	A ⁽¹⁾

Storage Uses, Major

Enclosed storage of solid fuel or minerals	F	F	C
Outdoor storage of solid fuel or minerals	F	F	F
Outdoor storage of new materials	F	F	C

Outdoor storage of junk and scrap
Storage of flammable liquids and gases

Small⁽¹²⁾

Large⁽¹²⁾

Storage or transfer of toxic waste

Warehousing

Wrecking yard

Trade Uses⁽⁹⁾

Carpenters shop

Electrician's shop

Machine shop

Photographer's studio

Plumber's shop

Radio/television repair

Upholsterer's shop

Welder's shop

Transportation Uses

Airport

Bus terminal

Garage with dispatch

Helicopter landing facility

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Vehicular Uses

Bus servicing or storage

Carwash⁽¹³⁾

Gasoline station⁽¹³⁾

Indoor sale and installation of

automotive parts

Indoor sale of automobiles and trucks

Outdoor sale of new and used vehicles

Parking garage

Parking lot

Rental agency for cars

Rental agency for trucks

Repair garage⁽¹³⁾

Truck servicing or storage

Wholesale Uses

Wholesale business

subject to the same restrictions, conditions, limitations, provisos and savings

- Accessory amusement game machines (not more than four) in commercial or non-commercial establishment
- Accessory art use
- Accessory automatic teller machine
- Accessory bus servicing or storage
- Accessory cafeteria
- Accessory cultural uses
- Accessory dormitory
- Accessory drive-through restaurant
- Accessory drive-through retail
- Accessory family day care home
- Accessory home occupation
- Accessory industrial use
- Accessory keeping of animals other than laboratory animals
- Accessory keeping of laboratory animals⁽⁵⁾
- Accessory machine shop
- Accessory manufacture of products
- Accessory offices
- Accessory offices for university
- Accessory outdoor cafe⁽¹⁵⁾
- Accessory parking

C A A F A A F F F C F A C A A A A F A A

C A A F A A F C C A A F A C A C A C A A

C A A F A A F F F A A F C C A C A F A A

a dwelling	C
Accessory railroad storage	A
Accessory recycling	A
Accessory repair garage	A
Accessory retail	A
Accessory service uses	F
Accessory services for apartment and hotel residents	A
Accessory services incidental to educational uses other than college or university use	A
Accessory storage of flammable liquids and gases	A
Small ⁽¹²⁾	C
Large ⁽¹²⁾	C
Accessory storage or transfer of toxic waste	C
Accessory swimming pool or tennis court ⁽¹⁶⁾	A
Accessory trade uses	A
Accessory truck servicing or storage	A ⁽¹⁴⁾
Accessory wholesale business	A
Ancillary use ⁽¹⁷⁾	C

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subuses that are not High Impact Subuses, each Institutional subuse shall be allowed, conditional, or forbidden as provided in this Table B for the use category (other than an Institutional use) that most closely describes such subuse.

3. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained.
4. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.
5. Provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
6. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.
7. Where designated "A," provided that such use is conditional on the first story.
8. Small: total gross floor area not more than 2,500 square feet per restaurant in a Neighborhood Business Subdistrict or 1,000 square feet per restaurant in a Local Industrial Subdistrict. Large: total gross floor area exceeding 2,500 square feet per restaurant in a Neighborhood Shopping Subdistrict or 1,000 square feet per restaurant in a Local Industrial Subdistrict.
9. Where a Retail, Service or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after midnight or before 6:00 a.m.

shall be forbidden within fifty (50) feet of any Residential District or Subdistrict, Open Space District or Subdistrict, and provided further that such use shall be located entirely within a building.

12. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
13. Where such use is designated "A," or "C," provided that all washing, painting, lubricating, and making of repairs is carried on inside a building; that such establishment is sufficiently sound insulated to confine all noise to the lot; that all flashing, fumes, gases, smoke and vapor are effectively confined to the lot; and that there is no outdoor storage of damaged, disabled or unregistered motor vehicles for a period of more than one month; otherwise forbidden.
14. Except conditional if within one hundred (100) feet of a Residential Subdistrict.
15. Except conditional in Rear Yard abutting a Residential Subdistrict.
16. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
17. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
18. Provided that such use shall not exceed forty percent (40%) of the gross floor area allowed within a Lot.
19. Except C in Baker Street Local Convenience Subdistrict.

For definition of use codes and design specific to...

Neighborhood Institutional Subdivisions

Community Facilities Subdivisions

Parking and Pool of Use

Automated teller machine
Bank
Division bank
Post office

Community Center

Adult education center
Community center
Day care center
Day care center, elderly
Library
Place of worship, monastery
Senior center

A
F
F
A

A
A
A
A
A
A

Banking and Postal Uses

Automatic teller machine

Bank

Drive-in bank

Post office

Community Uses

Adult education center

Community center

Day care center

Day care center, elderly

Library

Place of worship; monastery;

convent; parish house

Community
Facilities
Subdistricts

C

C

F

A

A

A

A

A

A

A

Neighborhood
Institutional
Subdistricts

A

F

F

A

A

A

A

A

A

A

Art gallery

Art use

Auditorium

Cinema

Concert hall

Museum

Public art, display space

Studios, arts

Studios, production

Theatre

Ticket sales

Dormitory and Fraternity Uses

Dormitory not accessory to a use
Fraternity

Educational Uses

College or university¹

Elementary or secondary school³

Kindergarten

Professional school

Trade school

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TABLE 3 - Continued

	Community Facilities Subdistricts	Neighborhood Institutional Subdistricts
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Entertainment and Recreational Uses

Adult entertainment	F	F
Amusement game machines in commercial establishment	F	F
Amusement game machines in non-commercial establishment	F	F
Bar ¹⁰	F	F
Bar with live entertainment ¹⁰	F	F
Bowling alley	F	F
Billiard parlor	F	F
Dance hall	C	F
Drive-in theatre	F	F
Fitness center or gymnasium	C	A
Private club not serving alcohol	F	F
Private club serving alcohol	F	F
Restaurant with live entertainment, not operating after 10:30 p.m. ¹⁰	F	F
Restaurant with live entertainment, operating after 10:30 p.m.	F	F

Funerary Uses

Cemetery	F	F
Columbarium	F	F
Crematory	F	F
Funeral home	F	A
Mortuary chapel	F	C

Footnotes:

1. In a Neighborhood Business Subdistrict, all or a portion of required usable open space may be met by suitably designed and accessible space on balconies of main buildings or on roofs of wings of main buildings, or on the roofs of accessory buildings.
2. In a required front yard, no plaza, terrace or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, after public notice and hearing and subject to the provisions of Article 6, the Board of Appeal grants a permit therefor.
- In a Neighborhood Business Subdistrict, every front yard required by this code shall be at grade level along every lot line on which such yard abuts.
3. See Section 56-36.1, Street Wall Continuity.
4. In a Neighborhood Business Subdistrict, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district, and in the case of a lot with a side lot line facing the Charles River (see footnote 6). Every side yard so required that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than that of the lowest window sill of the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
5. In a Neighborhood Business Subdistrict, every rear yard required by this code that does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.
6. Special yard requirements along Charles River: Notwithstanding any contrary provision of this Table F, no part of a building or structure shall be located closer to the Charles River than: (a) forty (40) feet, measured from the top of the riverbank as defined by the regulations of the City of Boston Conservation Commission; or (b) any greater setback distance required by an Order of Conditions issued by the City of Boston Conservation Commission.

West Roxbury Neighborhood District

Local Industrial Subdistricts Dimensional Regulations

Local Industrial Subdistrict

Maximum Floor Area Ratio	1.0
Maximum Building Height	35
Minimum Lot Size	none
Minimum Lot Area Per Dwelling Unit	none
Minimum Usable Open Space (Square Feet per Dwelling Unit)	50
Minimum Lot Width	none
Minimum Lot Frontage	none
Minimum Front Yard	none (1)
Minimum Side Yard	none (1)
Minimum Rear Yard	20 (1)

1. Special yard requirements along Charles River: Notwithstanding any contrary provision of this Table G, no part of a building or structure shall be located closer to the Charles River than: (a) forty (40) feet, measured from the top of the riverbank as defined by the regulations of the City of Boston Conservation Commission; or (b) any greater setback distance required by an Order of Conditions issued by the City of Boston Conservation Commission.

	Neighborhood Institutional Subdistricts			Community Facilities Subdistricts		
	Neighborhood Institutional Subdistrict	Neighborhood Institutional Subdistrict	Neighborhood Institutional Subdistrict	Community Facilities Subdistrict	Community Facilities Subdistrict	Community Facilities Subdistrict
Maximum Floor Area Ratio	1.0	1.0	1.0	0.5	0.5	1.0
Maximum Building Height	40	40	40	40	40	40
Maximum Lot Area (sq. ft.)						
Other Use						
Minimum Lot Size	none	none	none	none	none	none
Minimum Lot Width	none	none	none	none	none	none
Minimum Lot Frontage	none	none	none	none	none	none
Minimum Front Yard	20	20	20	25	25	25
Minimum Side Yard	10	10	10	20	20	20
Minimum Rear Yard	20	20	20	40	40	40

For any institutional lot, as defined in Article 24, there shall be a minimum lot area of one (1) acre and a maximum of four and one-half (4.5) dwelling units per acre.

West Roxbury Neighborhood District

Neighborhood Institutional Subdistricts and Community Facilities Subdistricts
Dimensional Regulations

	Neighborhood Institutional Subdistrict	Community Facilities Subdistricts	
		Catholic Memorial High School	West Roxbury High School
Maximum Floor Area Ratio	1.0	0.5	1.0
Maximum Building Height	40	35	40
Residential Use(1)			
Other Use			
Minimum Lot Size	none	none	none
Minimum Lot Width	none	none	none
Minimum Lot Frontage	none	none	none
Minimum Front Yard	20	25	25
Minimum Side Yard	10	20	20
Minimum Rear Yard	20	40	40

1. For any Residential Use, as defined in Article 2A, there shall be a minimum lot size of one (1) acre and a maximum of four and one-half (4.5) dwelling units per acre.

TABLE J

**West Roxbury Neighborhood District
Off Street Loading Requirements**

**Proposed Projects Under 50,000 Square Feet of
Gross Floor Area (1)**

<u>Gross Floor Area</u>	<u>Required Off-Street Loading Bays</u>
0-15,000 square feet	0
15,001-49,999 square feet	1.0

1. For Proposed Projects of 50,000 or more square feet, see Section 56-34.

TABLE D
West Roxbury Neighborhood District
Residential Subdistricts Dimensional Regulations

One-Family Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum Stories	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
1F-6,000 ⁽¹⁾											
1 Family Detached	6,000	N/A	60	60	0.4	2-1/2	1,800	20	10	30	25
Other Use	6,000	N/A	60	60	0.4	2-1/2	1,800	20	12	30	25
1F-8,000 ⁽¹⁾											
1 Family Detached	8,000	N/A	70	70	0.3	2-1/2	2,000	25	12	40	25
Other Use	8,000	N/A	70	70	0.3	2-1/2	2,000	25	15	40	25

TABLE D - Continued

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Frontage Minimum (Feet)	Lot Width Minimum (Feet)	Building Height ⁽²⁾ Maximum Stories	Floor Area Ratio Maximum	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Two-Family Residential Subdistrict											
2F-6,000 ⁽¹⁾											
1 Family Detached or Semi-Attached or 2 Family Detached	3,000 for 1 unit	3,000	45	50	2-1/2	0.8	750 for 1 unit plus 500 for each addit'l unit	20	10	30	25
Other Use	6,000	N/A	45	50	2-1/2	0.8	1,250 per lot	20	10	30	25
Multifamily Residential Subdistrict											
MFR ⁽¹⁾											
1 or 2 Family Detached Dwelling or Semi-Attached Dwelling	3,000 per bldg. of 1 or 2 units	3,000 per bldg. of 1 or 2 units	50	50	3	1.0	600 for 1 unit plus 200 for each addit'l unit	20 ⁽⁶⁾	10 ⁽⁶⁾	20 ⁽⁶⁾	25

TABLE D - Continued

Multifamily Residential Subdistrict	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ⁽²⁾ Maximum Stories	Usable Open Space ⁽³⁾ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁽⁴⁾ Minimum Depth (Feet)	Side Yard ⁽⁵⁾ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
MFR ⁽¹⁾ (cont'd)											
Any other Dwelling or Use	4,000 for first 3 units	1,000	50	50	1.0	3	150	25 ⁽⁶⁾	10 ⁽⁶⁾	20 ⁽⁶⁾	25

Footnotes

1. See Map 11A, Map 11B, Map 11C, and Section 56-6. In a 1F subdistrict, the maximum number of dwelling units allowed in a single structure shall be one (1). In a 2F subdistrict, the maximum number of dwelling units allowed in a single structure shall be two (2).
2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.

TABLE D - Continued

3. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory and Fraternity Uses.

For any lot that exceeds the minimum lot area specified in this Table D, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table D, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table D for the lot.

All ground level open space used to satisfy the minimum usable open space requirements specified in this Table D must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table D, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 56-40 (Application of Dimensional Requirements).

In the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unenclosed porches (with or without roofs) or by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.

4. See Section 56-36.1, Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.
6. Special yard requirements along Charles River: Notwithstanding any contrary provision of this Table D, no part of a building or structure shall be located closer to the Charles River than: (a) forty (40) feet, measured from the top of the riverbank as defined by the regulations of the City of Boston Conservation Commission; or (b) any greater setback distance required by an Order of Conditions issued by the City of Boston Conservation Commission.

West Roxbury Neighborhood District

Conservation Protection Subdistricts
Dimensional Regulations(1)Conservation
Protection
Subdistrict

Maximum Floor Area Ratio(2)

0.4

Maximum Building Height(2)

35

Residential Use

(2), (3)

Other Use

Minimum Lot Size

none

Minimum Lot Width

none

Minimum Lot Frontage

none

Minimum Front Yard

20

Minimum Side Yard

none

Minimum Rear Yard

none

1. A Proposed Project in a Conservation Protection Subdistrict may be subject to the site plan review and approval regulations set forth in Section 56-12.
2. For the maximum Building Height, Floor Area Ratio, and number of dwelling units per acre for a Planned Development Area, see Section 56-29.

TABLE E - continued

3. For any Residential Use, as defined in Article 2A, there shall be a minimum lot size of one (1) acre and a maximum of four and one-half (4.5) dwelling units per acre.
4. Special yard requirements along Charles River: Notwithstanding any contrary provision of this Table E, no part of a building or structure shall be located closer to the Charles River than: (a) forty (40) feet, measured from the top of the riverbank as defined by the regulations of the City of Boston Conservation Commission; or (b) any greater setback distance required by an Order of Conditions issued by the City of Boston Conservation Commission.

West Roxbury Neighborhood District

Neighborhood Business Subdistricts
Dimensional Regulations

	Neighborhood Shopping Subdistricts	Community Commercial Subdistricts
Maximum Floor Area Ratio	2.0	2.0
Maximum Building Height	35	45
Minimum Lot Size	none	none
Minimum Lot Area Per Dwelling Unit	N/A	N/A
Minimum Usable Open Space (1) per Dwelling Unit (sq. ft.)	50	N/A
Minimum Lot Width	none	none
Minimum Lot Frontage	none	none
Minimum Front Yard (2)	none (3),(6)	none (3),(6)
Minimum Side Yard (4)	none (6)	none (6)
Minimum Rear Yard (5)	40 (6)	40 (6)

TABLE 37 - Continued

Community Facilities	Neighborhood Institutional Subdistricts
<u>Subdistricts</u>	<u>Subdistricts</u>

Accessory and Ancillary Uses

In each subdistrict of the West Roxbury Neighborhood District, an accessory use ordinarily incident to a lawful main use is allowed, subject to the provisions of Article 10, unless such use is (i) specifically forbidden as a main use for such subdistrict in this Table C and (ii) not designated "A" or "C" for such subdistrict in the accessory use table below. In any event, an accessory use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

Accessory amusement game machines (not more than four) in commercial or non-commercial establishment	F	F
Accessory art use	C	A
Accessory automatic teller machine	A	A
Accessory bus servicing or storage	F	C
Accessory cafeteria	A	A
Accessory cultural uses	A	A
Accessory dormitory	C	C
Accessory drive-through restaurant	F	F
Accessory drive-through retail	F	F
Accessory family day care home	A	A
Accessory home occupation	A	A
Accessory industrial use	F	F
Accessory keeping of animals other than laboratory animals	F	F
Accessory keeping of laboratory animals ⁴	F	A
Accessory machine shop	F	F
Accessory manufacture of products	F	F
Accessory offices	A	A
Accessory outdoor cafe	C	A
Accessory parking	A	A

TABLE 3 - Continued

	Community Facilities Subdistricts	Neighborhood Institutional Subdistricts
<u>Accessory and Ancillary Uses (cont'd)</u>		
Accessory personnel quarters	F	A
Accessory printing	A	A
Accessory professional office in a dwelling	A	A
Accessory railroad storage yard	F	F
Accessory recycling	A	F
Accessory repair garage	F	F
Accessory retail	C	F
Accessory service uses	A	F
Accessory services for apartment and hotel residents	A	C
Accessory services incidental to educational uses other than a college or university use	C	A
Accessory storage of flammable liquids and gases		
Small ⁷	A	A
Large ⁷	C	C
Accessory storage or transfer of toxic waste	F	A
Accessory swimming pool or tennis court ⁸	A	A
Accessory trade use	A	F
Accessory truck servicing or storage	F	C
Accessory wholesale business	F	F
Ancillary use ⁹	C	C

1. "College or University," "Hospital," and "Nursing or Convalescent Home" (collectively, "Institutional Uses") are defined in Article 2A to include subuses (offices, parking, etc.) that also appear as main uses in this Table C. Pursuant to the provisions of Article 2A, the subuses of an Institutional Use are regulated as part of that Institutional Use and not as a separate main use or as an accessory or ancillary use.

TABLE C - Continued

2. Where an Institutional Use is designated "A," a Proposed Institutional Project for such use is allowed, provided that such Proposed Institutional Project does not result in the addition of an aggregate gross floor area of fifty thousand (50,000) or more square feet, and provided further that such area is not a phase of another Proposed Institutional Project; otherwise conditional.
3. Provided that, where such use is located in an area where residential uses are permitted: (1) the requirements of St. 1956, c. 665, s.2, where applicable, are met; (2) the use is essential to service in the residential area in which it is located; and (3) in the case of a pumping station, sub-station, or automatic telephone exchange, no storage building or yard is maintained in connection with such use.
4. Provided that any such use shall comply with all the guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals.
5. Where designated "A" or "C," provided that Dwelling Units are forbidden in Basements.
6. Small: total gross floor area not exceeding one thousand (1,000) square feet per restaurant; Large: total gross floor area exceeding one thousand (1,000) square feet per restaurant.
7. Small: storage of less than thirty thousand (30,000) gallons of flammable liquids or less than ten thousand (10,000) cubic feet of gases; Large: storage of thirty thousand (30,000) gallons or more of flammable liquids or ten thousand (10,000) cubic feet or more of gases.
8. Provided that such use is more than four (4) feet from every lot line, and in the case of a swimming pool, that it is protected by a fence at least six (6) feet in height with a gate which is locked from the outside, and that if the pool is within ten (10) feet of a lot line, the fence is concealing to a height of at least six (6) feet.
9. Provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is ancillary.
10. Provided that, where such use is designated "C," any expansion of seating or standing capacity of such use is conditional, and where such use is designated "F," any expansion of seating or standing capacity of such use is forbidden.

TABLE C - Continued

11. Where a Restaurant Use is designated "A" or "C," it shall be forbidden if such establishment is open to the public after 1:00 a.m. or before 6:00 a.m.
12. Where a Retail, Service or Trade Use is designated "A," it shall be conditional if merchandise is sold or displayed out-of-doors or if such establishment is open to the public after midnight or before 6:00 a.m.

TABLE 3 - Continued

Neighborhood
Institutional
SubdistrictsCommunity
Facilities
SubdistrictsHealth Care Uses

Clinic	C	A
Clinical laboratory	C	A
Custodial care facility	C	C
Group residence, general	C	C
Hospital ¹	C	A ²
Nursing or convalescent home ¹	A	A ²

Hotel and Conference Center Uses

Bed and breakfast	F	A
Conference center	F	F
Executive suites	F	F
Hotel	F	F
Motel	F	F

Industrial Uses

Artists' mixed-use	A	F
Cleaning plant	F	F
General manufacturing use	F	F
Light manufacturing use	F	F
Printing plant	F	F
Restricted industrial use	F	F

TABLE 3 - Continued

	Community Facilities Subdistricts	Neighborhood Institutional Subdistricts
<u>Office Uses</u>		
Agency or professional office	F	F
General office	F	F
Office of wholesale business	F	F
<u>Open Space Uses</u>		
Golf driving range	F	F
Grounds for sports, private	A	C
Open space	A	A
Open space recreational building	A	C
Outdoor place of recreation for profit	C	F
Stadium	F	F
<u>Public Service Uses</u>		
Automatic telephone exchange ³	A	C
Courthouse ³	A	C
Fire station ³	A	A
Penal institution	F	F
Police station ³	A	A
Pumping station ³	C	C
Recycling facility (excluding toxic waste)	C	F
Solid waste transfer station	F	F
Sub-station ³	C	C
Telephone exchange	C	F

TABLE 3 - Continued

	Community Facilities Subdistricts	Neighborhood Institutional Subdistricts
<u>Research and Development Uses</u> ⁴		
Research laboratory	F	A
Product development or prototype manufacturing	F	F
<u>Residential Uses</u> ⁵		
Congregate living complex	A	C
Elderly housing	A	A
Group residence, limited	A	A
Lodging house	F	C
Mobile home	F	F
Mobile home park	F	F
Multi-family dwelling	A	A
One family detached dwelling	A	A
One family semi-attached dwelling	A	A
Orphanage	A	A
Rowhouse	A	A
Temporary dwelling structure	F	C
Three family detached dwelling	A	A
Townhouse	A	A
Transitional housing or homeless shelter	A	C
Two family detached dwelling	A	A
Two family semi-attached dwelling	A	A

TABLE 3 - Continued

	Community Facilities Subdistricts	Neighborhood Institutional Subdistricts
<u>Restaurant Uses¹¹</u>		
Drive-in restaurant	F	F
Restaurant	C	F
Take-out restaurant		
Small ⁶	F	F
Large ⁶	F	F
<u>Retail Uses¹²</u>		
Adult bookstore		
Bakery	F	F
General retail business	F	F
Liquor store	F	F
Local retail business	F	F
Outdoor sale of garden supplies	F	F
<u>Service Uses¹²</u>		
Animal hospital		A ²
Barber or beauty shop	F	F
Caterer's establishment	F	F
Dry-cleaning shop	F	F
Kennel	F	F
Laundry, retail service	F	F
Laundry, self-service	F	F
Photocopying establishment	F	F
Shoe repair	F	F
Tailor shop	F	F

TABLE 3 - Continued

	Community Facilities Subdistricts	Neighborhood Institutional Subdistricts
<u>Storage Uses, Major</u>		
Enclosed storage of solid fuel or minerals	F	F
Outdoor storage of solid fuel or minerals	F	F
Outdoor storage of new materials	F	F
Outdoor storage of damaged or disabled vehicles	F	F
Outdoor storage of junk and scrap	F	F
Storage of flammable liquids and gases		
Small ⁷	F	F
Large ⁷	F	F
Warehousing	F	F
Wrecking yard	F	F
<u>Trade Uses¹²</u>		
Carpenters shop	F	F
Electrician's shop	F	F
Machine shop	F	F
Photographer's studio	F	F
Plumber's shop	F	F
Radio/television repair	F	F
Upholsterer's shop	F	F
Welder's shop	F	F
<u>Transportation Uses</u>		
Airport	F	F
Bus terminal	F	F
Garage with dispatch	F	F
Helicopter landing facility	F	F

TABLE - Continued

	Community Facilities Subdistricts	Neighborhood Institutional Subdistricts
<u>Transportation Uses (cont'd)</u>		
Motor freight terminal	F	F
Rail freight terminal	F	F
Railroad passenger station	F	F
Water terminal	F	F
<u>Vehicular Uses</u>		
Bus servicing or storage	F	F
Carwash	F	F
Gasoline station	F	F
Indoor sale and installation of automotive parts	F	F
Indoor sale of automobiles and trucks	F	F
Outdoor sale of new and used vehicles	F	F
Parking garage	F	F
Parking lot	F	F
Rental agency for cars	F	F
Rental agency for trucks	F	F
Repair garage	F	F
Truck servicing or storage	F	F
<u>Wholesale Uses</u>		
Wholesale business	F	F

TABLE I

**West Roxbury Neighborhood District
Off-Street Parking Requirements**

**Proposed Projects Under 50,000 Square Feet
of Gross Floor Area (1)**

	<u>Space(s) Per 1,000 Square Feet of Gross Floor Area</u>
<u>Banking and Postal Uses</u>	1.0
<u>Community Uses</u>	1.0
<u>Educational Uses</u>	
Day Care Center	0.7
Elementary or Secondary School	0.7
Kindergarten	0.7
Other Educational Uses	1.0
<u>Health Care Uses</u>	1.0
<u>Industrial Uses</u>	0.5
<u>Office Uses</u>	2.0
<u>Public Service Uses</u>	
Police Station	1.0
Fire Station	1.0
All other Public Service Uses	0
<u>Research and Development Uses</u>	0.5
<u>Retail Uses</u>	2.0
<u>Service and Trade Uses</u>	2.0

TABLE I - Continued

**West Roxbury Neighborhood District
Off-Street Parking Requirements**

**Proposed Projects Under 50,000 Square Feet
of Gross Floor Area (1)**

	Space(s) Per 1,000 Square Feet of <u>Gross Floor Area</u>
<u>Storage Uses, Major</u>	0.5
<u>Transportation Uses</u>	0.25
<u>Vehicular Uses</u>	0.5
<u>Wholesale Uses</u>	0.25

1. For Proposed Projects of 50,000 or more square feet, see Section 56-34.

TABLE I - Continued

**West Roxbury Neighborhood District
Off-Street Parking Requirements**

**Proposed Projects Under 50,000 Square Feet
of Gross Floor Area (1)**

	If there are seats: <u>(spaces per seat) (2)</u>	If there are no seats (spaces per 1,000 square feet of public floor area in structures)
<u>Cultural Uses</u>	0.2	2.0
<u>Entertainment Uses</u>	0.3	4.0
<u>Funerary Uses</u>		
Funeral home	0.1	3.0
Mortuary chapel	0.1	3.0
All other funerary uses	none	none
<u>Places of Worship</u>	0.1	3.0
<u>Restaurant Uses</u>		
Restaurant	0.3	4.0
Other Restaurant Uses	0.15	0.5
<u>Open Space Uses</u>		
Stadium	0.2	N/A
Other Open Space Uses	0.2	2.0

1. For Proposed Projects of 50,000 or more square feet, see Section 56-34.
2. Where benches are used, each two (2) lineal feet of bench shall constitute one (1) seat.

TABLE I - Continued

**West Roxbury Neighborhood District
Off-Street Parking Requirements**

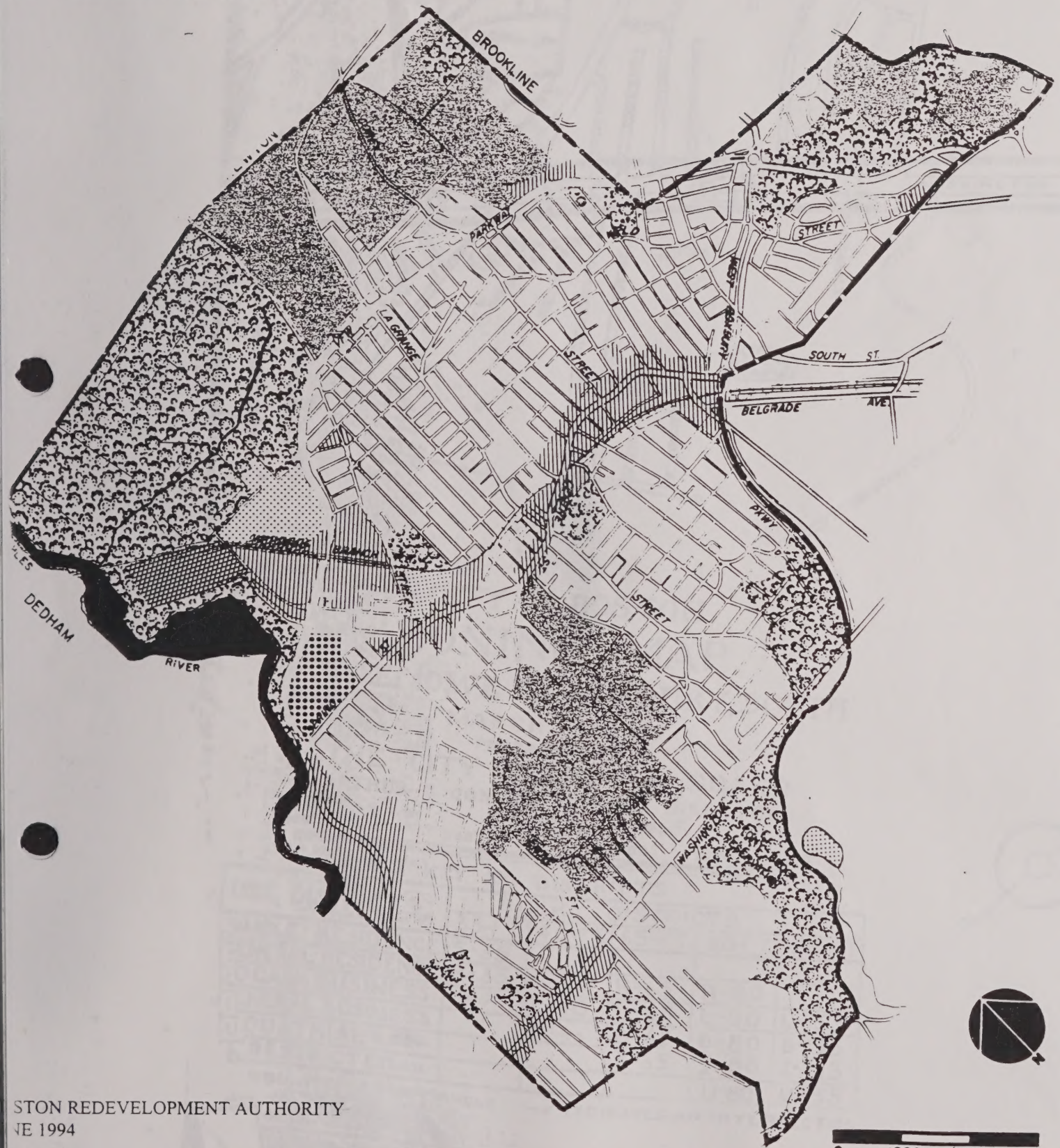
**Residential and Related Uses
Proposed Projects Under 50,000 Square Feet of
Gross Floor Area (1)**

	<u>Spaces per Dwelling Unit(2)</u>
<u>Dormitory/Fraternity Uses</u>	0.5
<u>Hotel and Conference Center Uses</u>	0.7
Bed and Breakfast	0.7
Conference Center	0.7
Executive Suites	0.7
Hotel	0.7
Motel	1.0
<u>Residential Uses</u>	
Elderly Housing	0.2
Group Care, Limited	0.5
Lodging House	0.5
Transitional Housing or Homeless Shelter	0.25
Other Residential Uses (3)	
1-3 units	1.0
4-9 units	1.25
10+ units	1.5

1. For Proposed Projects of 50,000 or more square feet, see Section 56-34.
2. Where a use is not divided into Dwelling Units:
 - (a) if sleeping rooms have accommodations for not more than two (2) persons, each group of two (2) sleeping rooms shall constitute a Dwelling Unit;
 - (b) if sleeping rooms have accommodations for more than two (2) people, each group of four (4) beds shall constitute a Dwelling Unit.
3. For Dwelling Units qualifying as Affordable Housing, the off-street parking requirement for Proposed Projects under 50,000 square feet of gross floor area shall be 0.7 parking spaces per Dwelling Unit.

WEST ROXBURY NEIGHBORHOOD DISTRICT PROPOSED ZONING

- RESIDENTIAL SUBDISTRICTS
- CONSERVATION PROTECTION SUBDISTRICTS
- OPEN SPACES DISTRICTS & SUBDISTRICTS
- NEIGHBORHOOD BUSINESS SUBDISTRICTS
- LOCAL INDUSTRIAL SUBDISTRICTS
- NEIGHBORHOOD INSTITUTIONAL SUBDISTRICTS
- COMMUNITY FACILITY SUBDISTRICTS





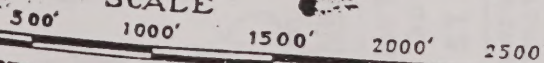
CITY OF BOSTON ZONING MAP SHEET 10, WEST ROXBURY, SOUTH

MARCH 15, 1924

PREPARED BY

THE CITY PLANNING BOARD
ARTHUR C. COMEY, ZONING DIRECTOR

SCALE



KEY TO DISTRICTS

USE DISTRICTS	BULK DISTRICTS				
	35-FT.	40-FT.	65-FT.	80-FT.	155-FT.
SINGLE RESIDENCE	S-35				
GENERAL RESIDENCE	R-35	R-40	R-65	R-80	
LOCAL BUSINESS		L-40	L-65	L-80	L-155
GENERAL BUSINESS		B-40	B-65	B-80	B-155
INDUSTRIAL			I-65	I-80	I-155
RESTRICTED				U-80	U-155

INDICATES A RIGHT ANGLE

INDICATES AN INTERSECTION



ZONING DISTRICTS CITY OF BOSTON				
MAP II WEST ROXBURY				
RESIDENCE DISTRICTS	BUSINESS DISTRICTS	INDUSTRIAL DISTRICTS		
S-3 SINGLE FAMILY	L-5 LOCAL RETAIL & SERVICE STORES	M-4 LIGHT MANUFACTURING		
R-8 TWO FAMILY 3 FAMILY, APTS	B-4 RETAIL BUSINESS OFFICES	I-2 GENERAL MANUFACTURING		
H-2 APARTMENTS		W-2 WATERFRONT INDUSTRY		
ZONING DISTRICT BOUNDARY				
HEALTH & WELFARE DISTRICT BOUNDARY				
PREPARED BY THE BOSTON ZONING COMMISSION				
Scale in feet 0 100 200 300 400 500 600				

Date of Map - August 15, 1962
 adopted by the
 ZONING COMMISSION
 of the
 CITY OF BOSTON
 in meeting on *Aug 15 1962*
Charles F. Sullivan, CHAIRMAN

